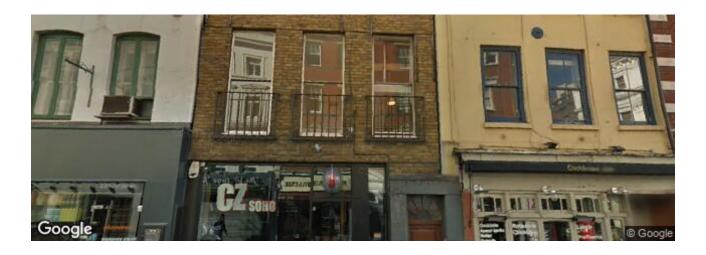
26–28 Great Portland St London W1W 8QT

+44 (0)20 7491 7777 info@dmaproperty.co.uk



35 OLD COMPTON STREET SOHO, LONDON, W1D 5JX



OFFICE - TO LET

B1 USE

£20,400 p/a exclusive

340 Sq ft

FIRST FLOOR

IN THE HEART OF SOHO

The building is situated on the south side of Old Compton Street, between Dean Street and Frith Street, close to Wardour Street and within easy walking distance of both Leicester Square (Northern & Piccadilly lines) and Piccadilly Circus (Piccadilly & Bakerloo lines).

First Floor 340 sq ft 31.6 m2



Accommodation

The available accommodation which has been comprehensibly refurbished includes the entire first floor and benefits from two offices, a fully fitted kitchen, shower room and rear terrace.

Amenities

- Self contained
- 24 Hour Access
- Wooden laminate flooring
- Entry phone
- Rear terrace
- Fully fitted kitchenette
- W.C / Shower room

Lease A new effective full repairing and insuring lease (Outside the Landlord & Tenant Act

1954) for a term to be agreed.

Rent £20,400 per annum exclusive.

Rates 2019/2020 Rateable Value £13,750. Rates payable £6,600 per annum apprx.

Interested parties are recommended to make their own enquiries with Westminster

City Council, Tel. 020 7641 6000.

EPC Available upon request.

Legal Costs Each party to be responsible for payment of their own legal costs incurred in the

transaction.

Viewings Contact **DMA** -

Alex Cooper

020 7318 6927 / acooper@dmaproperty.com

Ronald Laser

020 7318 6912 / rlaser@dmaproperty.com

SUBJECT TO CONTRACT & VAT

The above information is believed to be correct but is intended for guidance only and its accuracy is not guaranteed. It does not constitute an offer and must not be relied on as representation of facts or as otherwise forming the basis of a contract. The vendors or lessors do not, and neither DMA nor their employees have any authority to make or give any representation or warranty in relation to the property.