

## **35 OLD COMPTON STREET SOHO, LONDON, W1D 5JX**



**OFFICE - TO LET**

£20,400 p/a exclusive

**B1 USE**

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 comprehensively 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** -  
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SUBJECT TO CONTRACT & VAT