

10 Warwick Street

Soho, London, W1B 5LZ



OFFICE TO LET | 300 – 1,635 sq ft



Location

The building is situated on the east side of Warwick Street in the heart of the West End. The area is vibrant, full of shopping and entertainment amenities and is well serviced by public transport. Piccadilly Circus (Bakerloo and Piccadilly Lines) and Oxford Circus (Central, Victoria and Bakerloo lines) are only a short walk away.

Description

The First Floor offers 995 sq ft of office space with two sky lights, wall mounted lighting and high ceilings to ensure maximum light into the office. Perimeter trunking is in place, along with a video entry phone system, kitchenette and communal WCs.

The Second & Third Floors of 10 Warwick Street provide strip lighting, perimeter trunking and a video phone entry system. The kitchenette and WCs for these two floors are communal.

Floor Areas

Floor	sq ft	sq m
First Floor	995	92
Second Floor	340	32
Third Floor	300	28
TOTAL (approx.)	1,635	152

*Measurement in terms of NIA

Soho

Soho is the creative hub of London's booming media industry and has the densest concentration of restaurants, cafés, clubs and bars in central London and truly represents the vibrant, bustling heart of this amazing city.

Soho is a location roughly bounded by Oxford Street to the north, Charing Cross Road to the east, Leicester Square to the south and Regent Street to the west. London's media industry thrives here with multiple advertising agencies, television and radio studios choosing Soho as their base of operations.

Rhys Evans, Partner

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Olivia Stapleton, Agency Surveyor

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Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract January 2021

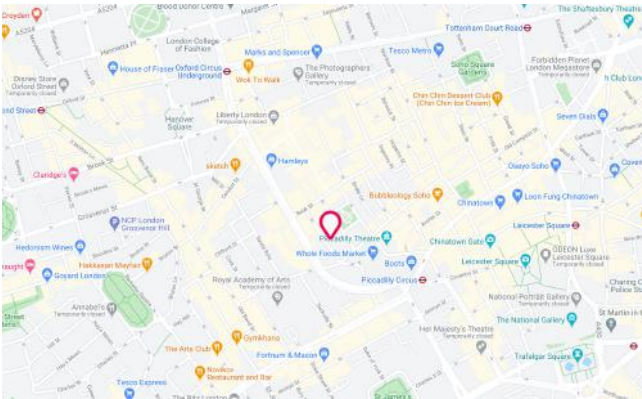
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Terms

Tenure: Leasehold

Lease: New FR&I Lease direct from the Freeholder

Rent: First Floor - £59,500 per annum
Second Floor - £19,000 per annum
Third Floor - £18,000 per annum

Rates: First Floor - £23.19 psf pa
Second Floor - £22.39 psf pa
Third Floor - £20.87 psf pa

Service Charge: First Floor - £10,014 per annum
Second Floor - £3,411 per annum
Third Floor - £2,866 per annum

Amenities

- First Floor**
- Two sky lights
 - Wall mounted lighting
 - Perimeter trunking
 - High ceilings
 - Video entry phone system
 - Kitchenette
 - Communal WCs
 - Air Conditioning (not tested)
- Second & Third Floor**
- Strip lighting
 - Perimeter trunking
 - Video phone entry system
 - Communal WCs
 - Communal kitchenette

Rhys Evans, Partner

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