# LONDON W1B 5 WARWICK STREET, SOHO



#### Location

This office led development is parallel to Regent Street, close to Golden Square. As well as JLL's UK headquarters, nearby occupiers include **Pret A Manger**, **Nopi Restaurant**, **Sanctum Soho Hotel**, **Wholefoods** and **Mulberry's** new Regent Street Flagship.

### **Accommodation**

The property is arranged over ground floor and basement with the following approximate areas:

Total	2,997 sq ft	278.41 sq m
Basement Ancillary	598 sq ft	55.55 sq m
Basement Sales	932 sq ft	86.58 sq m
Ground Floor	1,467 sq ft	136.28 sq m

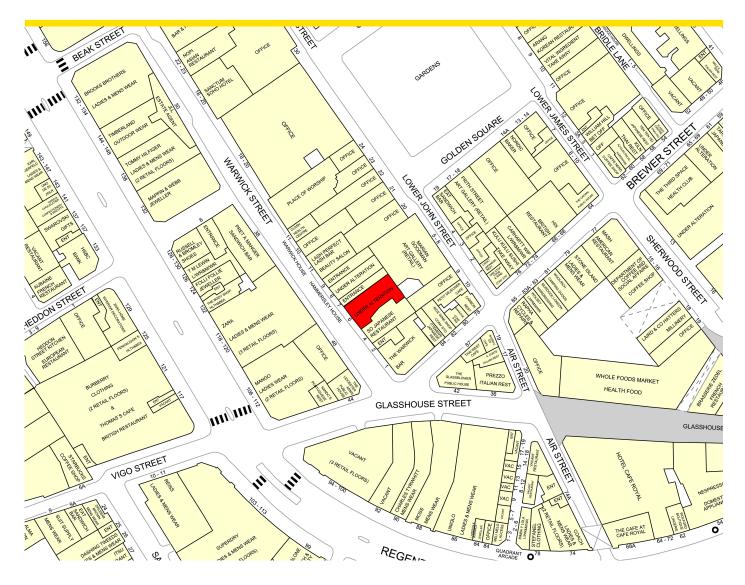
#### Rent

Rent on application.

### **SAVILLS LONDON**

33 Margaret Street London W1G 0JD





## **Tenure**

The unit will be available on new effectively full repairing and insuring leases for a term to be agreed.

#### **Legal Costs**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

#### **EPC**

An EPC for this property can be made available on request.

## **Rates**

Rates will be subject to reassessment and interested parties are advised to make their own enquiries with the Local Authority.

(Interested parties are advised to make enquiries with the Local Authority)

#### **VIEWING & FURTHER INFORMATION**

Strictly by prior arrangement only with:

Peter Thomas pthomas@savills.com 020 7758 3883 James Fairley jfairley@savills.com 020 7758 3877

#### IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

