

TO LET

OFFICE (B1) PREMISES – **PLUG AND PLAY**

11 ARGYLL STREET, SOHO, LONDON, W1F 7TH



570 SQ. FT. (52.95 SQ. M.) – 5th Floor

LOCATION ([GOOGLE MAPS](#))

The property is located a short walk from Oxford Circus Underground Station (Central, Bakerloo and Victoria line). Oxford Circus is widely regarded as one of the most sought after retail locations in London and Argyll Street itself benefits from several different shops, cafes and restaurants including Five Guys, Costa, Wok to Walk, Angus Steakhouse and Liberty London.

DESCRIPTION

The 5th Floor office benefits from natural light from both front and rear elevations and includes a kitchenette with built in fridge, boardroom, central heating, air conditioning (not tested) and demised male and female WCs.

LEASE

By way of assignment of an existing FRI lease to expire 12th May 2023 at a passing rent of £30,495 per annum (i.e. £53.50 per sq. ft.).

Option of sublease is available by way of separate negotiation for a term to expire 12th April 2023.

EPC

Available upon request.

FINANCIALS

Area	Soho
Size (sq. ft.)	570
Quoting Rent (p.a.) excl.	£30,495
Estimated Rates Payable (p.a.)	£13,723
Service Charge (p.a.)	TBC
Estimated Occupancy Cost (p. a.)	£44,188

In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

AMENITIES

- 4 Desks And Chairs
- Telephone System
- Computer Screens and Associated Hard Drives
- Coat Stand
- Fitted Kitchen with Integrated Fridge, Toaster and Kettle
- Meeting Room With Table & 6 Chairs
- Air Conditioning (not tested)
- Hot Water Radiators
- Perimeter Trunking
- Good Natural Light
- Lift
- Demised Male and Female WC's

POSSESSION

Upon completion.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWINGS:

Strictly through Robert Irving Burns.



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