

## 1-3 UPPER JAMES STREET, SOHO, W1F

Office To Let – 4,178 sq. ft.

**Plug and play media style office.**



### LOCATION

Located on the corner of Upper James Street and Beak Street in the heart of Soho. With Golden Square to the south and Carnaby Street to the north, the property benefits from the superb leisure facilities of Soho such as restaurants, bars and flagship retail stores.

Oxford Circus, Tottenham Court Road and Piccadilly tube stations are all within a 10 minute walk, offering links to the Central, Bakerloo, Northern, Victoria and Piccadilly lines.

### DESCRIPTION

The first floor offers an accommodation of 4,178 sq. ft. of high quality media style office space, with great levels of natural light. The building comprises 7 floors (Basement to 5<sup>th</sup>).

The floor is mainly open plan with internal meeting rooms and a break out area.

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### TRANSPORT LINKS

Piccadilly Circus  4 minutes

Oxford Circus  7 minutes

Tottenham Court Road  11 minutes

### AMENITIES

The accommodation benefits from the following amenities:

- Air cooling
- Raised floor
- Fully fitted
- Meeting rooms
- Kitchenettes
- Demised WC's
- Passenger lift

### AVAILABILITY

1<sup>st</sup> floor – 4,178 sq. ft.

2<sup>nd</sup> floor – 4,178 sq. ft.

### TERMS

Available by way of a flexible sublease.

**Rent:** £75.00 per sq. ft.

**Rates:** £31.00 per sq. ft.

**Service charge:** £12.00 per sq. ft.

### CONTACT

For further information or to arrange a viewing please contact:

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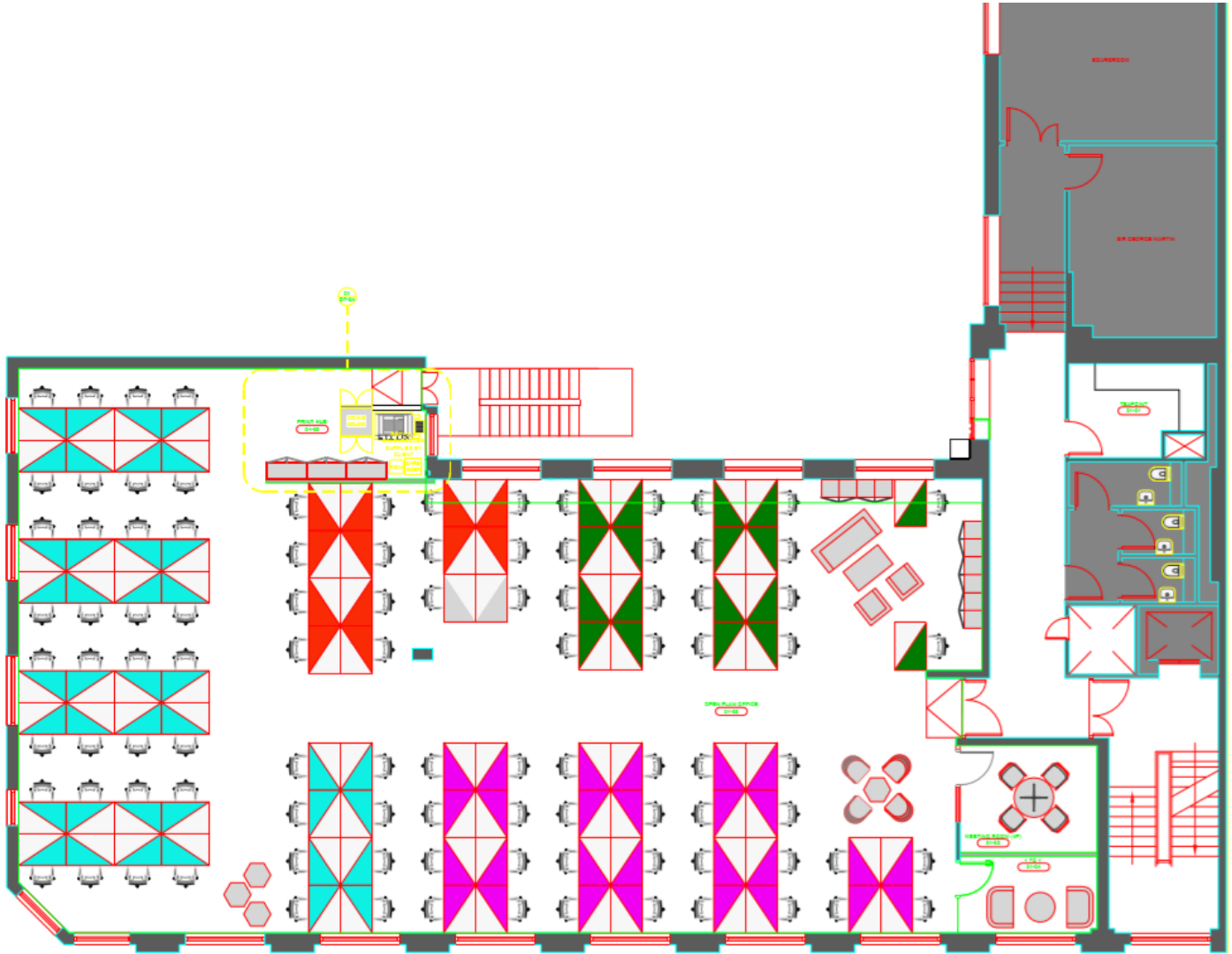
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## PHOTOGRAPHS



## FLOOR PLANS

### FIRST FLOOR



**SECOND FLOOR**

