

5

D'Arblay Street

London, W1F 8DL

RIB

ROBERT IRVING BURNS



TO LET

1st Floor premise

SUITABLE FOR BUSINESS CLASS E
(OFFICE, RETAIL, LEISURE ETC.)

320 sq.ft

Location

The property is well connected with the Central, Victoria, Northern, and Bakerloo underground line stations all within a 10-minute walk. Tottenham Court Road is a short walk away and now is now served by the Elizabeth Line (Crossrail) providing fast direct access to Heathrow and many east and west locations.

The premises situates in the heart of Soho and benefits from a vibrant culture and mix of restaurants, bars and a constant buzz.



DUCK & RICE



THE BREAKFAST CLUB



RUDY'S PIZZA



OLIVER SPENCER



BERWICK STREET MARKET



THE PHOTOGRAPHERS' GALLERY



100 WARDOUR STREET



Local occupiers & amenities

- | | | |
|------------------|---------------|------------------------|
| 1 Honest burgers | 1 The Wigmore | 1 Fitness First |
| 2 Vapiano | 2 The Clachan | 2 Barry's |
| 3 Sketch | 3 Nightjar | 3 Fitness Lab |
| 4 Dishroom | 4 Cahoots | 4 Lewis Paris Fitness |
| 5 Rosa's Thai | 5 Adam & Eve | 5 The Gym Group |
| 6 Akoko | 6 Punch Room | 6 F45 Training Soho |
| 7 Arros QD | 7 Mimi's Bar | 7 Rathbone Boxing Club |

Connectivity



Tottenham Court Road



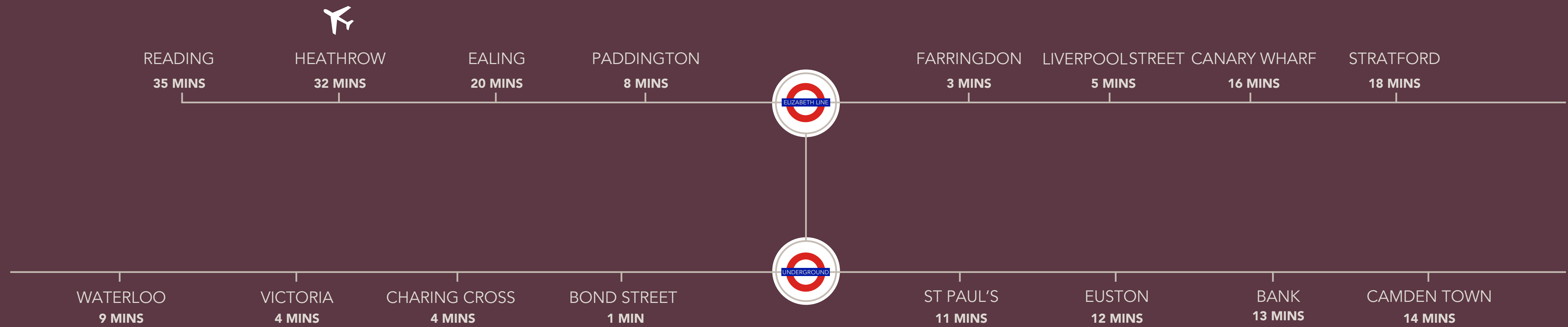
Oxford Circus



Piccadilly Circus



Covent Garden



Description

The space is located on the first floor of 5 D'Arblay Street and was newly refurbished within the last 18 months. Both the interior and exterior have been finished to an exceptional standard, delivering a modern, high-quality workspace throughout the unit and common areas.

The accommodation benefits from perimeter trunking, LED lighting, a shared kitchenette, WC facilities, showers, and a new air-conditioning system.

Ideally positioned in the heart of Soho, the property offers an excellent opportunity for a range of occupiers seeking to establish or strengthen their presence in this vibrant and well-connected area.



Specifications

- Newly Refurbished
- New Air Conditioning System
- LED Lighting
- Excellent Natural Light
- Shower
- WC's
- Good Ceiling Height Throughout
- Kitchenette
- Timber Flooring
- Perimeter Trunking



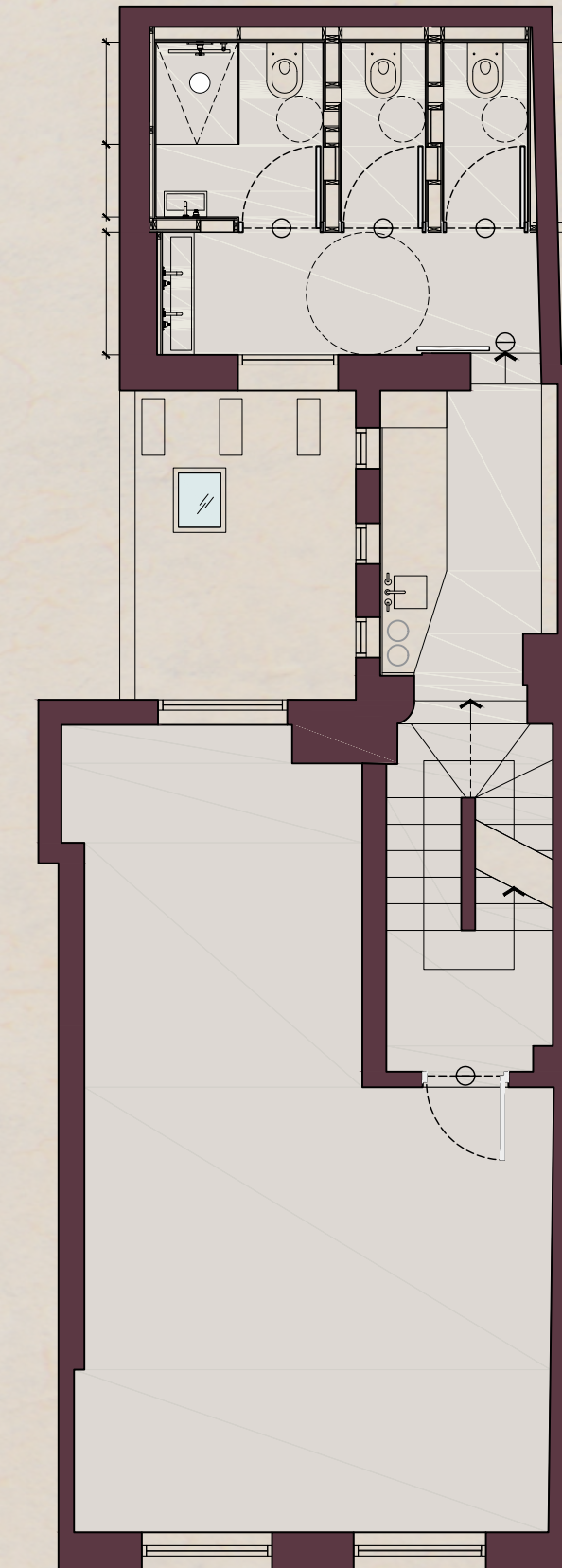
Financials

Floor plan

Not to scale.

FLOOR	1 ST
Size (sq. ft.)	320
Quoting Rent (p.a.) excl.	POA
Estimated Rates Payable (p.a.)	£8,140
Service Charge (p.a.)	£3,200

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



1st Floor
320 sq.ft.

Lease

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

Possession

Upon completion of legal formalities.

Legal Costs

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

EPC

Available on request.

VAT

The property is elected for VAT.

Floor Plan

Scaling floor plan are available on request.

Viewings

Strictly through Robert Irving Burns.

Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/ source of funds, showing how the transaction is going to be funded may be required.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.

April 2026.

Contact us

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