

020 3130 6400

## FULLY REFURBISHED OFFICES TO LET

10 LOWER JAMES STREET, LONDON W1

1,614 Sq Ft (149.95 Sq M)

### LOCATION

The property is located on Lower James Street on the southeast corner of Golden Square in the heart of Soho. The building has fantastic transport links and is located close to Piccadilly Circus (Piccadilly & Bakerloo lines) Oxford Circus (Victoria, Central & Bakerloo lines) & Leicester Square (Piccadilly & Northern lines) underground stations. The area will also benefit from the new Elizabeth line service from Tottenham Court Road station.

### ACCOMMODATION

10 Lower James Street has been fully refurbished and redesigned by Hale Brown Architects. The available accommodation is located on the 3<sup>rd</sup> floor.

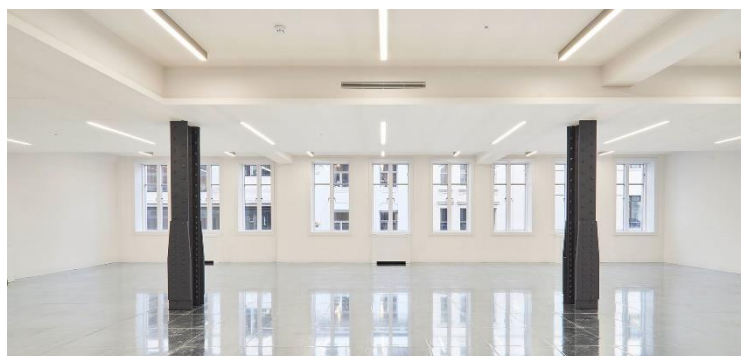
The floor areas are as follows:

Floor	Size (sq. ft.)	Size (sq. m.)
3 <sup>rd</sup> Floor	1,614	149.95

### AMENITIES

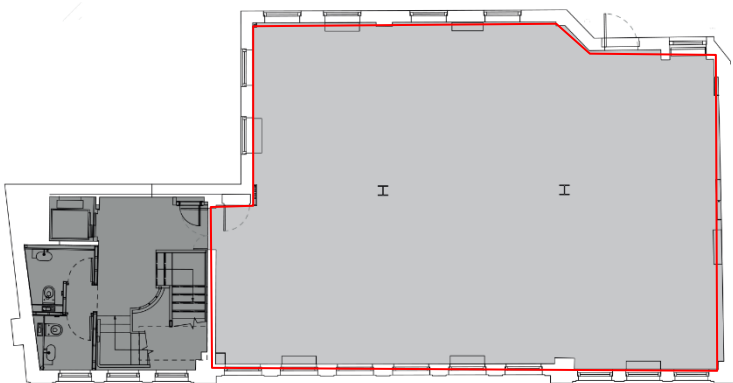
The accommodation benefits from the following:

- VRV air conditioning
- LED lighting
- Raised floors
- Commissionaire
- Restored terrazzo staircase
- Bike storage
- Showers & lockers
- Refurbished WCs

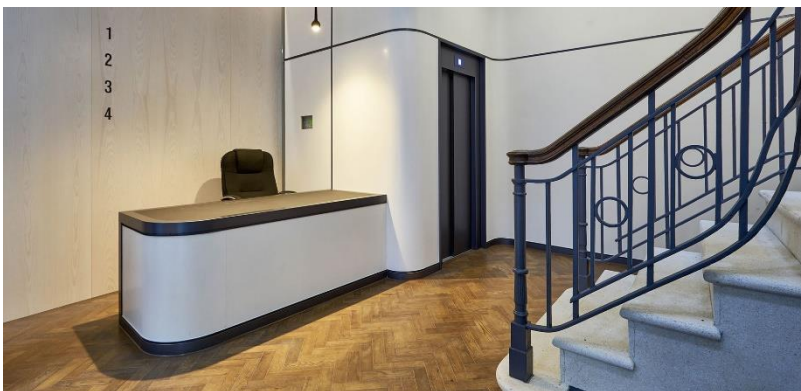


## TERMS

<b>Lease</b>	Available by way a flexible sublease on terms by arrangement or assignment until Dec 2028 with a tenant-only break clause in Feb 2026.
<b>Rent</b>	Quoting £77.50 per sq ft
<b>Rates</b>	£33.76 per sq ft approx. We advise interested parties to make their own enquiries
<b>Service Charge</b>	On Application
<b>Legal Costs</b>	Each party to be responsible for their own legal costs.



*Floor plan not to scale – for indicative purposes only*



## VIEWINGS

Strictly by appointment through joint sole agents:-

**Hanover Green LLP**

**Nick Raven**  
020 3130 6411  
[nraven@hanovergreen.co.uk](mailto:nraven@hanovergreen.co.uk)

**Guy Milne**  
020 3130 6413  
[gmilne@hanovergreen.co.uk](mailto:gmilne@hanovergreen.co.uk)

**George Brewster**  
020 3130 6412  
[gbrewster@hanovergreen.co.uk](mailto:gbrewster@hanovergreen.co.uk)

## SUBJECT TO CONTRACT

### MISREPRESENTATION ACT 1967

Hanover Green LLP for themselves, any joint agents and for vendors or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) If for any reason an interested party wishes to rely on any aspect of the particulars or statement at any particular date without further investigation such interested party should seek direct written confirmation from Hanover Green LLP. (iv) No person in the employment of Hanover Green LLP has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated any rents or prices quoted are exclusive of VAT and subject to contract.