

56 BERWICK STREET SOHO, LONDON W1

2,070 SQ FT

EDWARD CHARLES
& PARTNERS W1
CHARTERED SURVEYORS

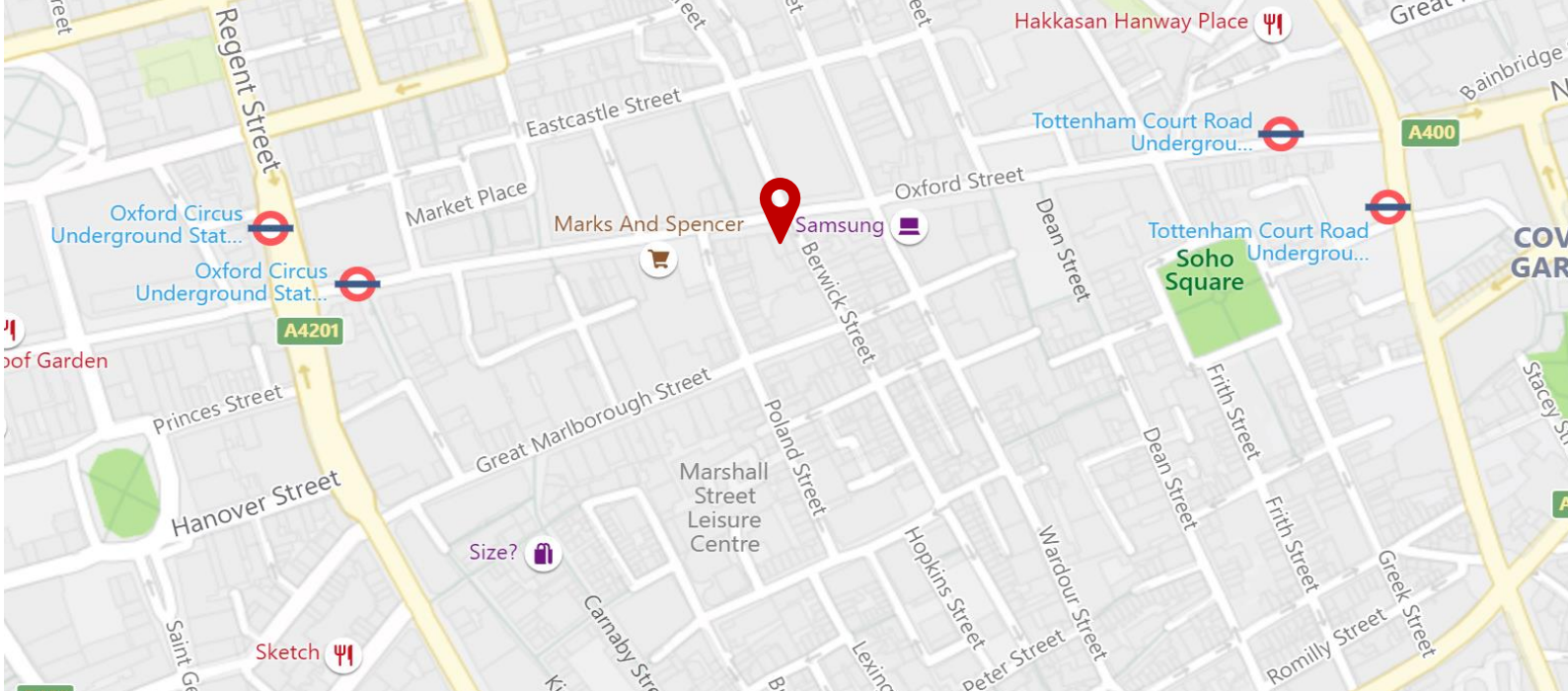


NEWLY REFURBISHED WAREHOUSE STYLE OFFICE SPACE

56 Berwick Street a fantastic creative office space designed by Rolfe Judd Architects. The available space comprises the entire 1st floor, which is under refurbishment and will provide bright open plan warehouse space with 3m + floor to ceiling height, exposed services, exposed brickwork and demised WC's.

VIRTUAL WALKTHROUGH

Prominent corner site	3m + floor to ceiling height	Exposed air conditioning	Newly refurbished	Shower & Cycle storage
Communal roof terrace	Passenger lift	Exposed brickwork	Demised WC's	Superb natural light



LOCATION

The building is located on the corner of Berwick Street and Oxford Street.

TRANSPORT

Oxford Circus (3 min walk) Central / Bakerloo / Victoria

Tottenham Court Road (3 min walk) Central / Northern

FLOOR	SIZE (SQ FT)	RENT (PSF)	SC (PSF)	RATES (PSF)	AVAILABILITY
First	2,070	£69.50	£8.60	£30.00	Immediate
Total	2,070				—

TENURE Leasehold

EPC Upon request

LEASE New lease available direct from the Landlord for a term by arrangement

VAT VAT is payable

VIEWING

Strictly by appointment through landlord's sole agents:

Edward Charles & Partners
020 7009 2300

Andrew Okin
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Sean Cunningham
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