

OFFICE TO LET

23 MEARD STREET, SOHO

1,180 Sqft.

DESCRIPTION

This newly refurbished office space is available as a Self-Contained building with private entrance split over 4 floors or in part as single office suites suitable for smaller business occupiers.

The building has been comprehensively renovated to include new wood engineered flooring and staircases, modern WCs on each floor, new Air-Conditioning, intercom service and security system.

The 3rd Floor has an attractive mezzanine floor which leads onto a small roof terrace.

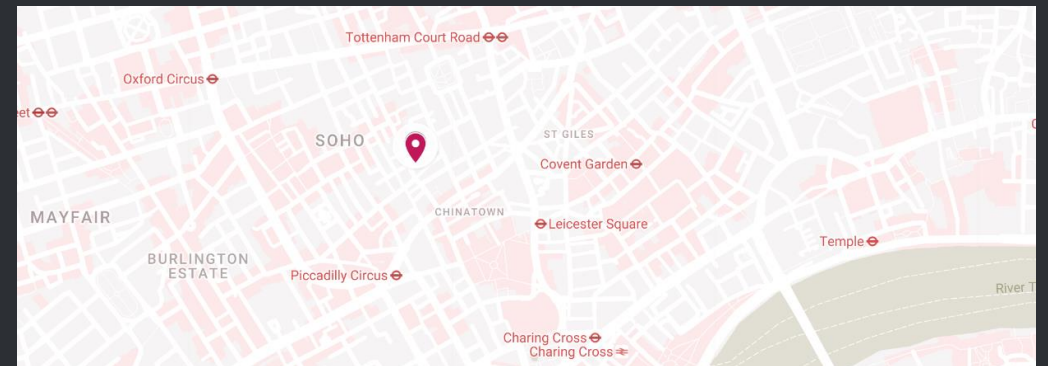
SPECIFICATION AND AMENITIES

- Newly refurbished
- Terrace
- Wood engineered flooring and staircases
- Absence detection lighting
- New A/C
- Intercom system
- Security system
- Modern WC's
- Capped-off services

LOCATION

The property is located just off Wardour Street, positioned within the heart of Soho. Piccadilly Circus (Bakerloo and Piccadilly lines), Tottenham Court Road (Northern Line and Central Lines) and Oxford Circus (Bakerloo, Central and Victoria lines) underground stations are all close by.

The building benefits from the many lively restaurants, bars, pubs and retail provisions located on its doorstep.



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SCHEDULE OF AREAS

Floor	Sqft.	Rent	Available
Mezzanine (4 th)	198	To be agreed	Immediately
3 rd Floor	337	To be agreed	Immediately
2 nd Floor	322	To be agreed	Immediately
1 st Floor	323	To be agreed	Immediately

LEASE OPTIONS

A new FR&I direct from the landlord

FINANCIALS

Rent: £85,000 p/a or on floor basis

Rates: £23.40 p/Sqft.

S/C: TBC

VIEWINGS

Strictly by appointment through SHB

YOUR SHB CONTACTS



Rhys Evans

Director

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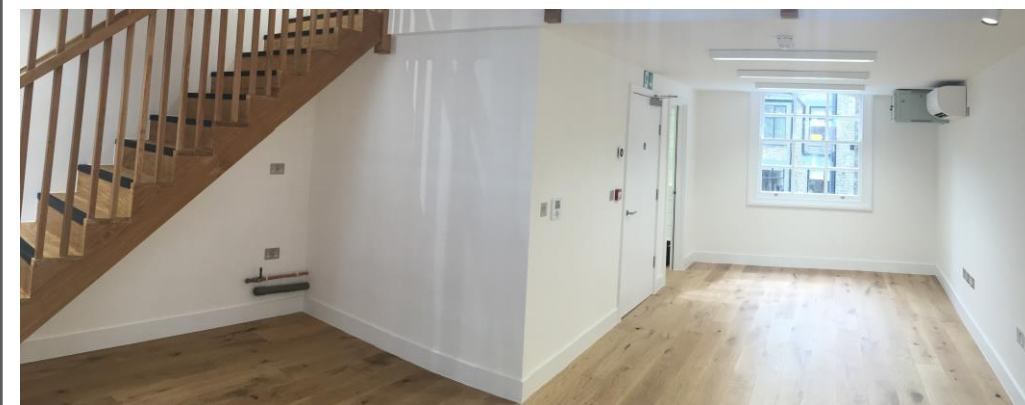
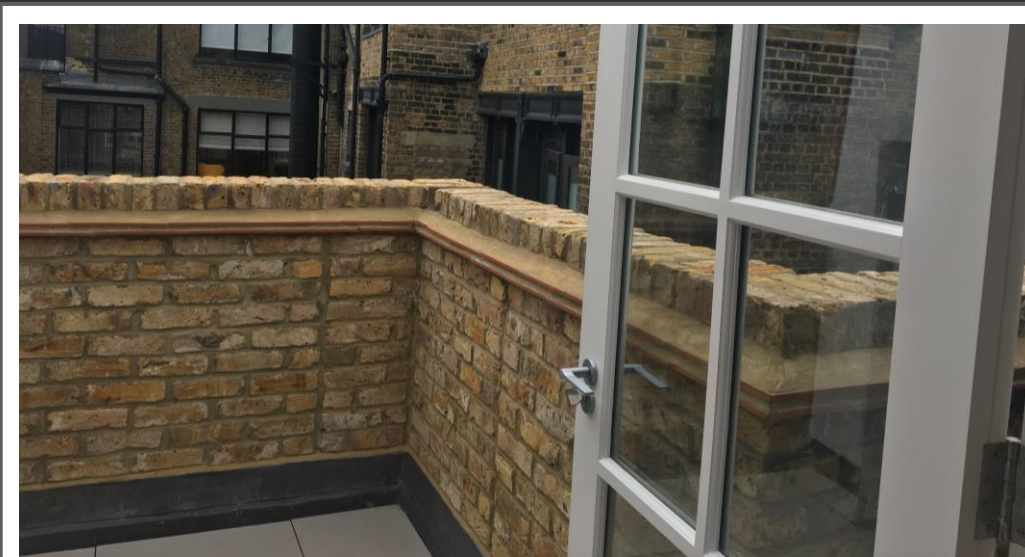


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