

# 25 LEXINGTON ST

CHARACTERFUL CLASS E OFFICE ACCOMMODATION  
AVAILABLE INDIVIDUALLY OR COMBINED

364 SQ.FT. - 1,183 SQ.FT  
1ST TO 3RD FLOOR

RIB

ROBERT IRVING BURNS

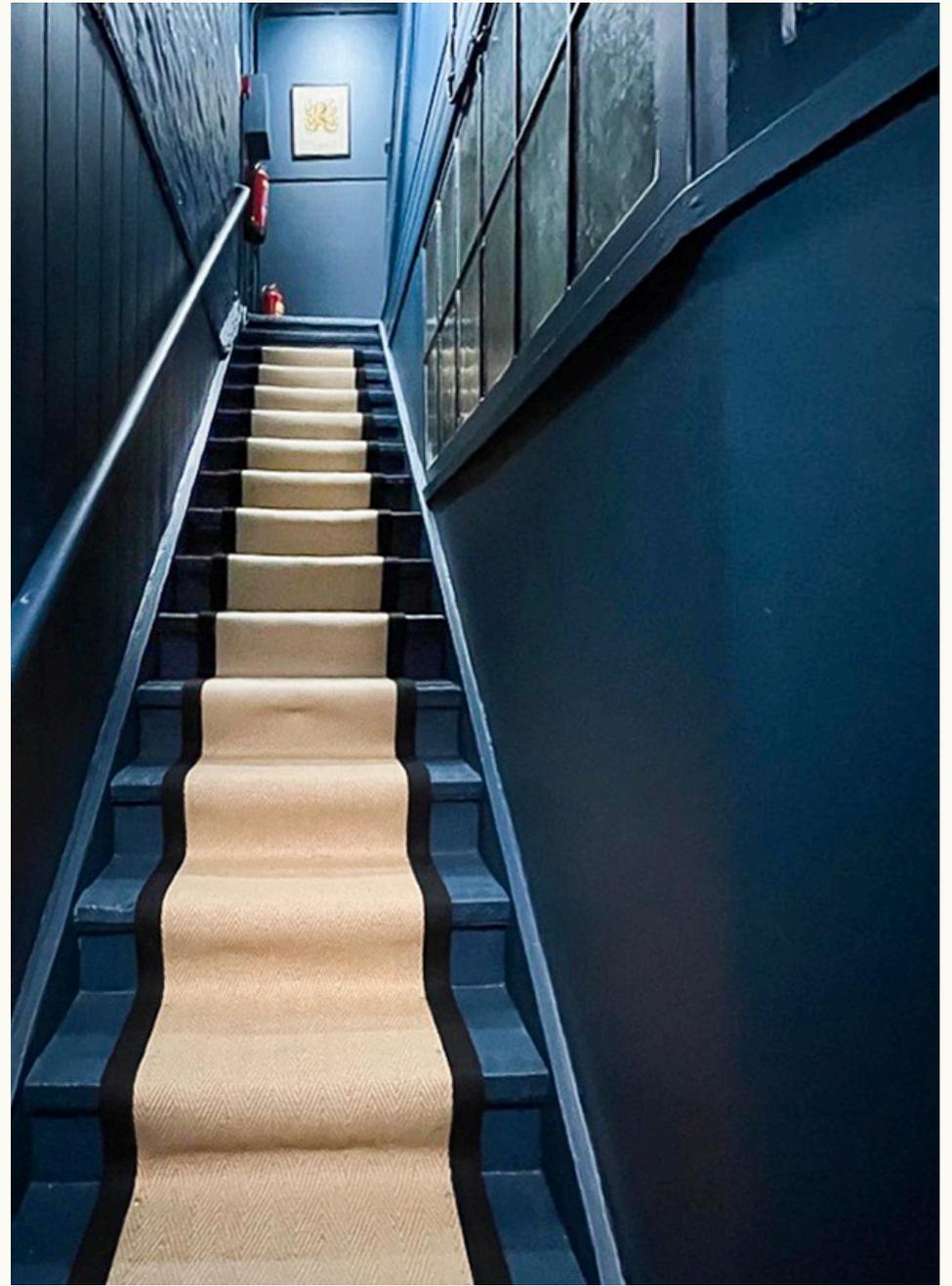
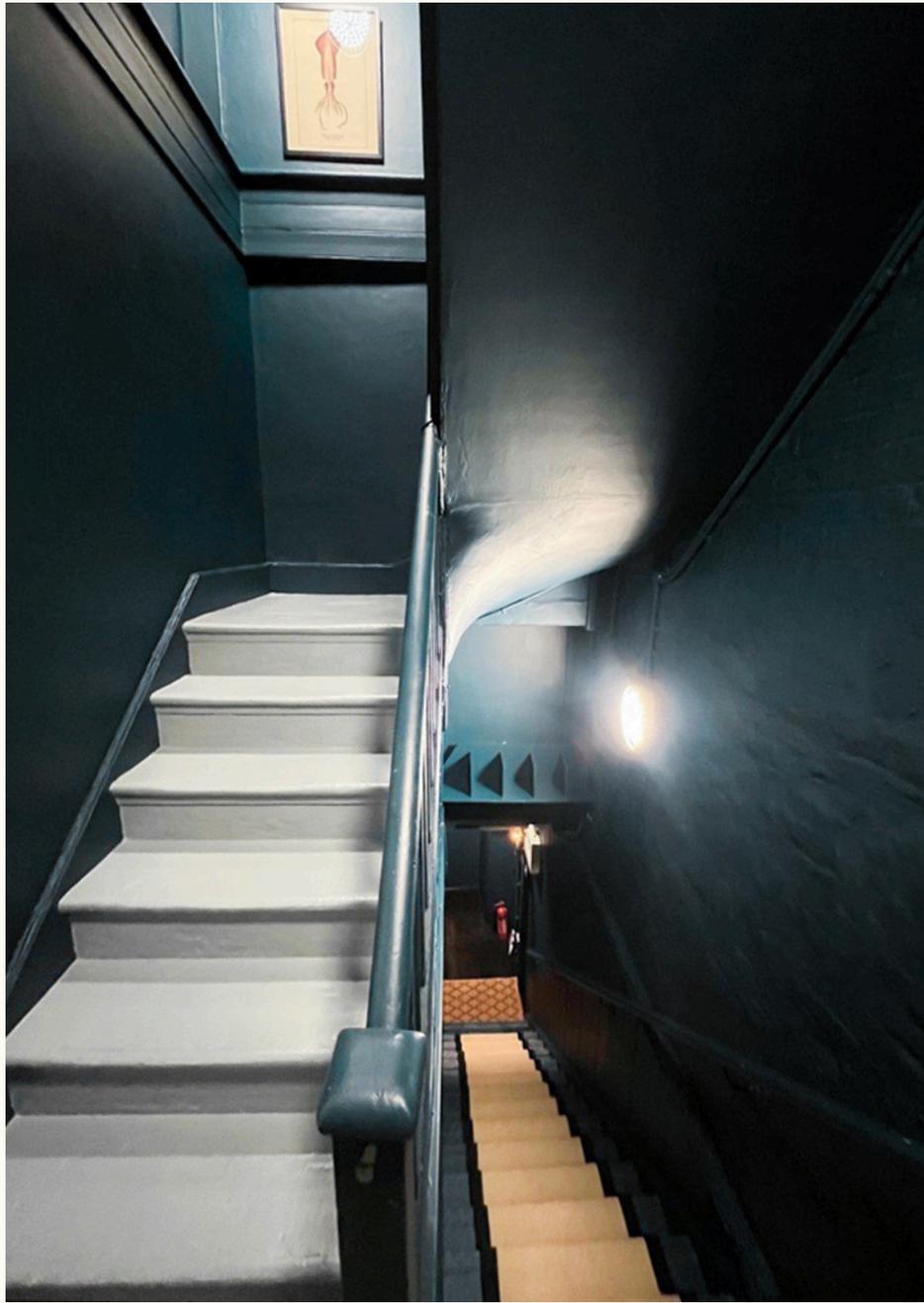


## SPECIFICATION HIGHLIGHTS INCLUDE:

- High ceiling heights (see office plans for detailed dimensions)
- Excellent natural daylight and ventilation (non-air-conditioned)
- Simple modern lighting and electric heating
- Low service charge environment
- Flexible Class E use
- Professionally managed by Sir Richard Sutton Estates Ltd

## FLOOR DETAILS

- **First Floor:** Includes a glazed, partitioned director's office / private meeting room, high ceilings, plus access to a rear fire escape and light well.
- **Second Floor:** Dual-aspect accommodation with excellent two-way natural light.
- **Third Floor:** Dual-aspect accommodation with far-reaching views and strong natural light.



## DESCRIPTION

Occupying the first, second and third floors, this attractive and versatile Class E building offers high-quality office accommodation which can be let on a floor-by-floor basis or as a whole.

The common parts are currently being refurbished, with design references including a Hague Blue colour palette, subtle Art-Deco detailing, upgraded entrance lighting and a stair runner to the main stairwell (see image precedents).

Each office floor will be delivered in white-box condition, featuring refurbished engineered timber flooring, a fitted kitchenette, LED lighting and excellent levels of natural light to both front and rear elevations. The accommodation will be ready for occupation from 19 March 2026.



## FINANCES

FLOOR	1ST FLOOR	2ND FLOOR	THIRD FLOOR	TOTAL
SIZE (SQ.FT.)	432	387	364	1,183
QUOTING RENT INCL. SERVICE CHARGE (P.A.)	£32,000	£26,000	£25,000	£79,000
ESTIMATED RATES PAYABLE (P.A.)	£11,727	£11,976	£9,731	£33,433
<b>ESTIMATED OCCUPANCY COST (P.A.)</b>	<b>£43,727</b>	<b>£37,976</b>	<b>£34,731</b>	<b>£112,433</b>

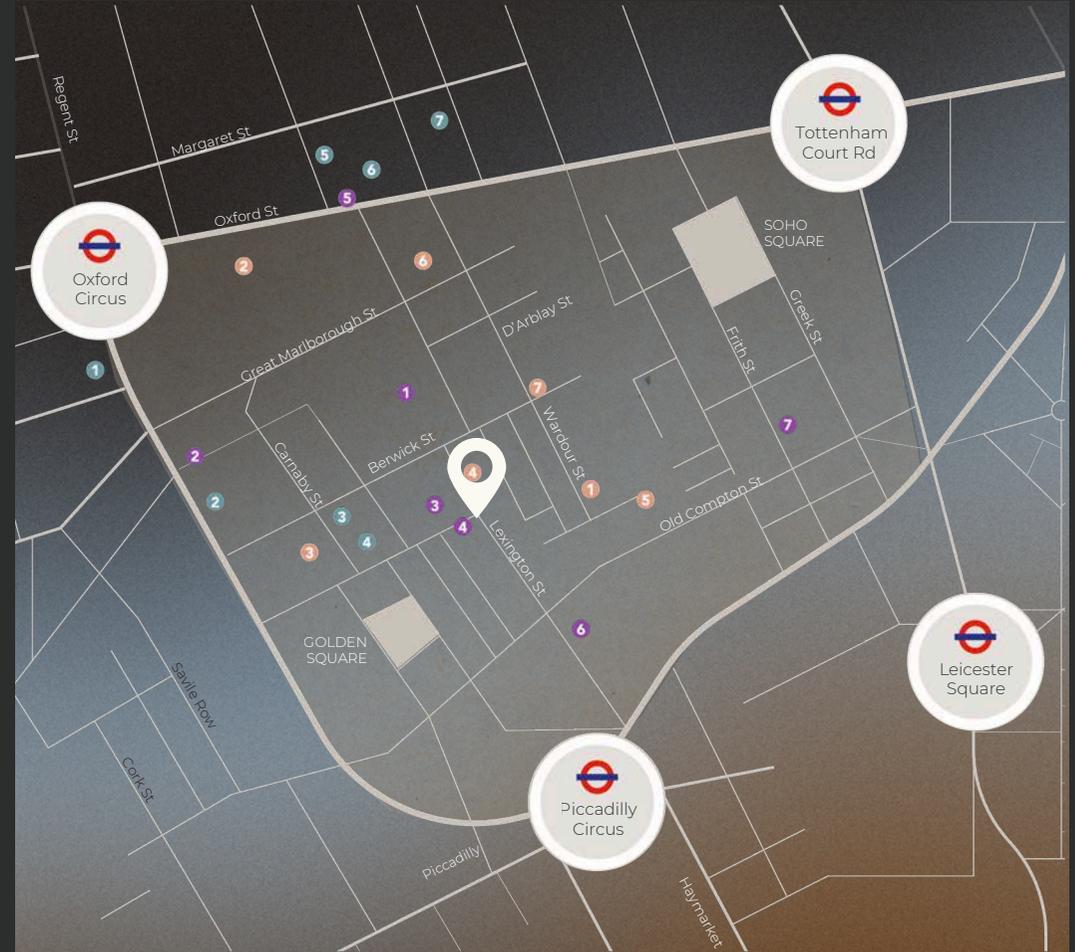
PLEASE NOTE, FOR OPERATORS LOOKING TO TAKE ALL 3 FLOORS, WE ARE OFFERING A DISCOUNTED RATE.

# LOCATION

The building is prominently situated on the west side of Lexington Street, between Beak Street and Brewer Street, in the heart of Soho

Oxford Circus Underground Station (Bakerloo, Victoria and Central lines) is approximately 0.4 miles away, with Piccadilly Circus Underground Station (Bakerloo and Piccadilly lines) just 0.2 miles distant, providing exceptional connectivity across London.

Soho is internationally renowned for its strong association with the media and creative industries and benefits from immediate proximity to the retail destinations of Regent Street and Carnaby Street. The surrounding area also offers an extensive selection of restaurants, cafés and bars, contributing to the vibrant and eclectic character for which Soho is celebrated.



Regent Street



Carnaby Street

- 1. Honest burgers
- 2. Vapiano
- 3. Sketch
- 4. Dishroom
- 5. Rosa's Thali
- 6. Akoko
- 7. Arros QD

- 1. Fitness First
- 2. Barry's
- 3. Fitness Lab
- 4. Lewis Paris Fitness
- 5. The Gym Group
- 6. F45 Training Soho
- 7. Rathbone Boxing Club

- 1. The Wigmore
- 2. The Clachan
- 3. Nightjar
- 4. Cahoots
- 5. Adam & Eve
- 6. Punch Room
- 7. Mimi's Bar

## LEASE

### Standard form Underlease

#### Rental Options

The accommodation is available either on a floor-by-floor basis or as a single letting:

Individual floors

- First Floor: £32,000+ per annum
- Second Floor: £26,000+ per annum
- Third Floor: £25,000+ per annum

Whole building (1st, 2nd & 3rd floors – single lease)

- £79,000+ per annum

Lease terms (targeting)

- Term: 5 years certain
- Lease commencement: 19 March 2026
- Lease expiry: 18 March 2031

## POSSESSION

Upon completion of legal formalities.

## FLOOR PLANS

Scaled floor plans available on request.

## VAT

Not elected for VAT.

## EPC

S-58

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. January 2026.



ROBERT IRVING BURNS

## CONTACT US

JIM CLARKE

020 7927 0631

Jim@rib.co.uk

MATTHEW MULLAN

0207 927 0622

Matthewm@rib.co.uk

THOMAS D'ARCY

020 7927 0648

Thomas@rib.co.uk