



**STRETTONS**

EST. 1931

# Ilona Rose House, 111-119 Manette Street, Soho, London, W1D 4AL

## **TO LET**

**Office / Serviced Office**

**402 to 3,184 sq ft / 37.4 to 295.8 sq m**

**£8,250 - £24,500 per month**

# Premium Soho workspace with coworking lounges, terrace & flexible offices moments from Tottenham Court Road Station.



- Prime Soho location in Ilona Rose House
- Moments from Tottenham Court Road Elizabeth Line
- Private offices from 15–200 desks
- Expansive coworking lounges and collaboration areas
- 699 sq ft outdoor terrace with breakout seating
- Barista station, beer & Prosecco on tap
- Wellness studio, showers, bike storage & events programme

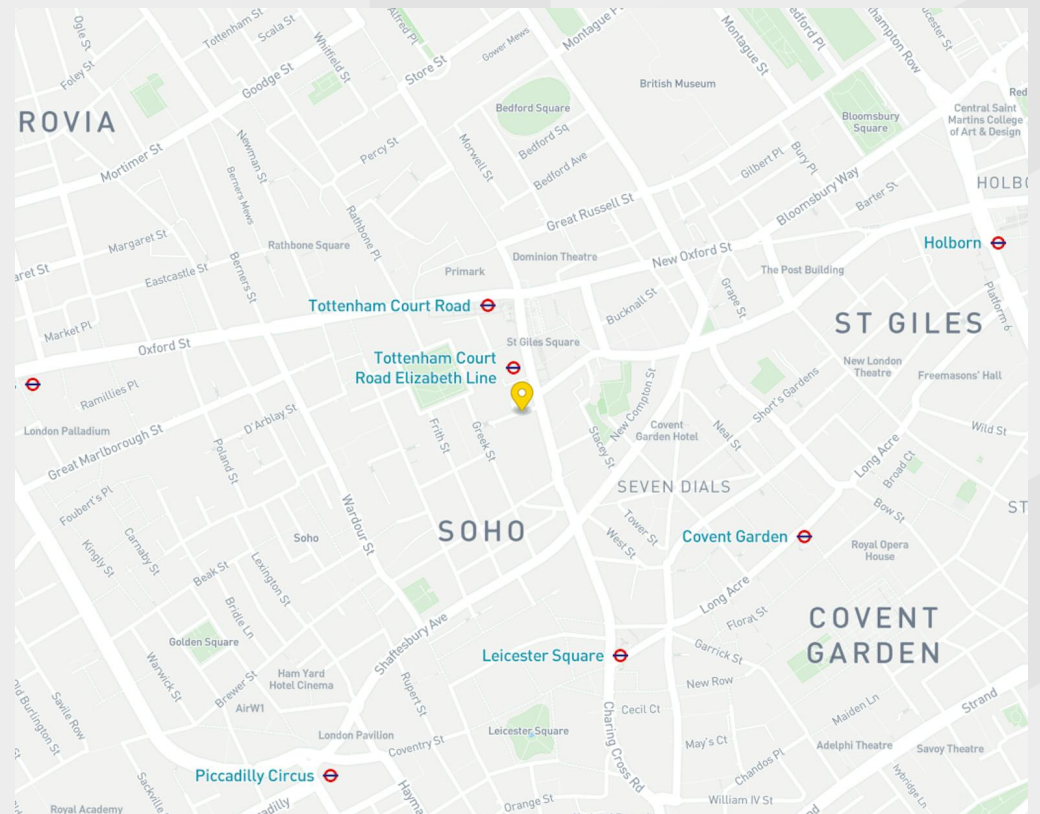


## Description

Ilona Rose House offers premium flexible workspace in the heart of Soho, combining beautifully designed private offices, coworking lounges and collaborative breakout areas within a landmark new development. The space is designed to support businesses of all sizes in a highly creative and connected environment. Occupiers benefit from fully equipped meeting rooms, private phone booths, barista facilities and a large outdoor terrace, alongside an extensive wellness and community offering designed to enhance productivity and day-to-day experience.

## Location

Located on Manette Street in the heart of Soho, Ilona Rose House is just moments from Tottenham Court Road Station, providing access to the Elizabeth, Central and Northern lines. The surrounding area offers an exceptional mix of restaurants, cafés, entertainment venues and retail, with Soho Square, Covent Garden and Oxford Street all within easy walking distance.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Availability
Suite - 201	831	77.20	£24,500 /month	n/a	n/a	Available
Suite - 211	946	87.89	£20,300 /month	n/a	n/a	Available
Suite - 214	466	43.29	£11,900 /month	n/a	n/a	Available
Suite - 215	539	50.07	£14,000 /month	n/a	n/a	Available
Suite - 217	402	37.35	£8,250 /month	n/a	n/a	Available

Availability above often shows just the smallest and largest options available at the time of writing. Various other sizes may be available, please get in touch to find out more. Availability is subject to change. Prices quoted are a guide price pcm, exclude VAT and are subject to contract.

### Tenure

New Lease

### EPC

Has been commissioned

### VAT

Applicable

### Configuration

Fitted

### Contacts

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### did you know?

Our in-house team specialises in sourcing similar opportunities. If this option isn't quite right, or you'd like to explore further availability within the building or wider area, please get in touch using the details provided.



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