

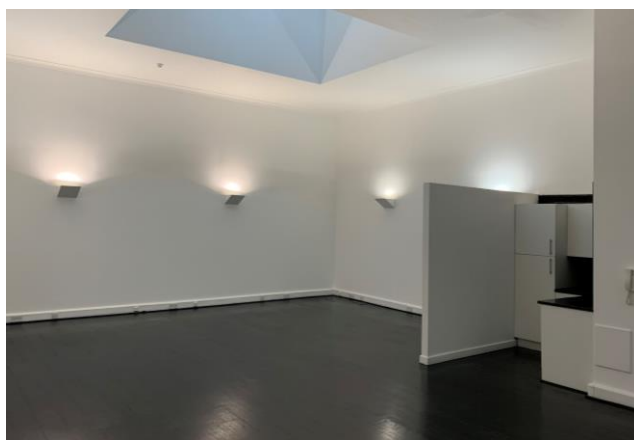
TO LET

4 METRE CEILING HEIGHT 1ST FLOOR PREMISES IN THE HEART OF SOHO

COMMON AREAS UNDERGOING REFURBISHMENT

SUITABLE FOR CREATIVE OCCUPIERS / GALLERIES

10 WARWICK STREET, SOHO, LONDON, W1B 5LZ



995 sq. ft. (92.44 sq. m.) - 1st Floor

Please note a further 340 sq. ft. (31.58 sq. m.) and 300 sq. ft. (27.87 sq. m.) over 2nd and 3rd Floors is also available. (i.e. 640 sq. ft. (59.45 sq. ft. in total))

rib.co.uk

19 Margaret Street, London W1W 8RR

Tel: 020 7637 0821 Email: props@rib.co.uk

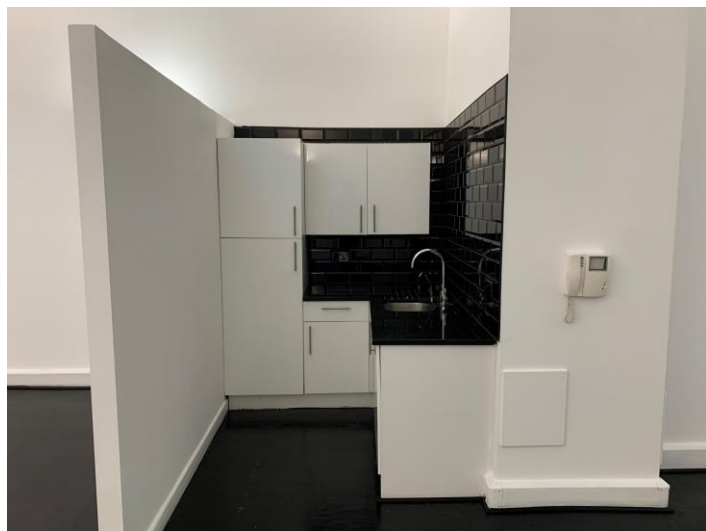
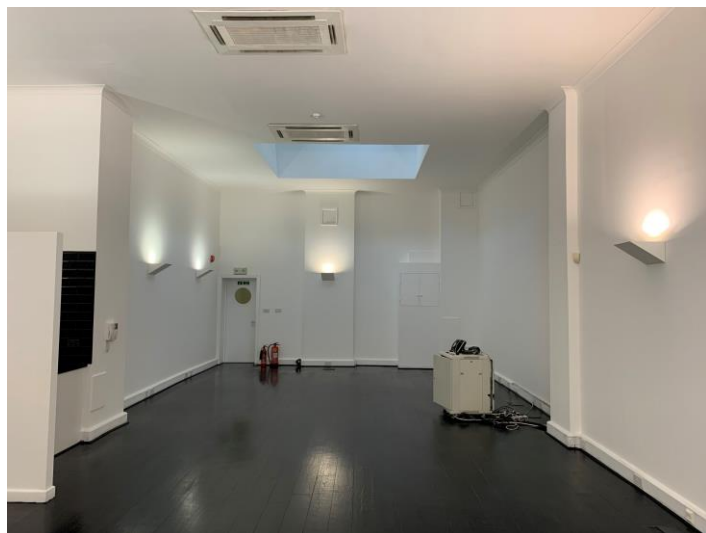
Misrepresentation Act 1967. These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

LOCATION (GOOGLE MAPS) [LINK](#)

The building is situated on the east side of Warwick Street in the vibrant heart of Soho. The locality of the property offers a wide range of shopping amenities and restaurants located along Regent Street and other surrounding areas. Piccadilly Circus (Bakerloo and Piccadilly Lines) and Oxford Circus (Central, Victoria and Bakerloo Lines) are within a short walking distance.

DESCRIPTION

The 1st floor rear office benefits from excellent floor to ceiling height, an abundance of natural light from two sky lights, wall mounted up lighting, perimeter trunking, video entry phone system, kitchenette, communal WCs and Air Conditioning (not tested). The unit is perfect for creative occupiers / show room / galleries.



AMENITIES

- 2 x Sky Lights
- Undergoing Refurbishment
- Wall mounted spot lighting
- Perimeter trunking
- Plus 4 metre ceiling heights
- Video entry phone system
- Kitchenette
- Communal WCs
- Air Conditioning (not tested)
- Min Height 4.18m
- Max. Heights 7.2m

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

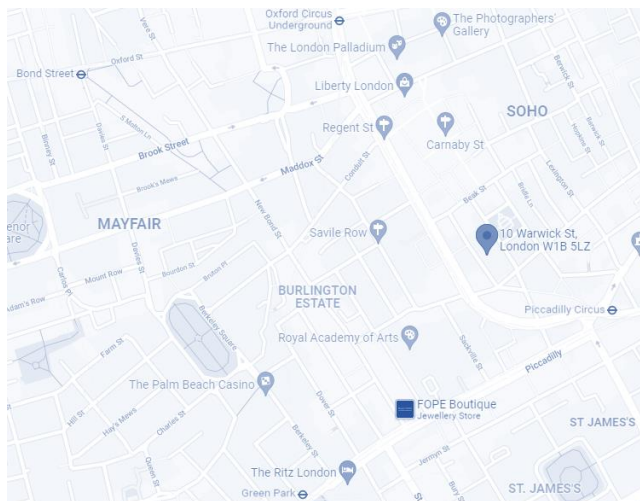
Upon completion.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available upon request.



Area	Soho
Size	995
Quoting Rent (p.a.) exc	£59,700
Rates Payable (p.a.)	£23,453
Service Charge (p.a.)	£10,014
Estimated Occupancy Cost (p. a.)	£93,167

In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

VIEWINGS:

Strictly through Robert Irving Burns.
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