

TO LET

MODERN GROUND FLOOR SOHO OFFICE

10 WARWICK STREET, SOHO, LONDON, W1B 5LZ



Communal WCs

Raised Floor (With Floor Boxes)

AC (Not Tested)

Fitted Kitchenette

Part Timber Flooring

Shared Meeting Room

Fibre Internet Connection – 100mb

Security Alarm

Internal Meeting Room

Height: 2.8m

1,176 SQ. FT. (109.25 SQ. M.)

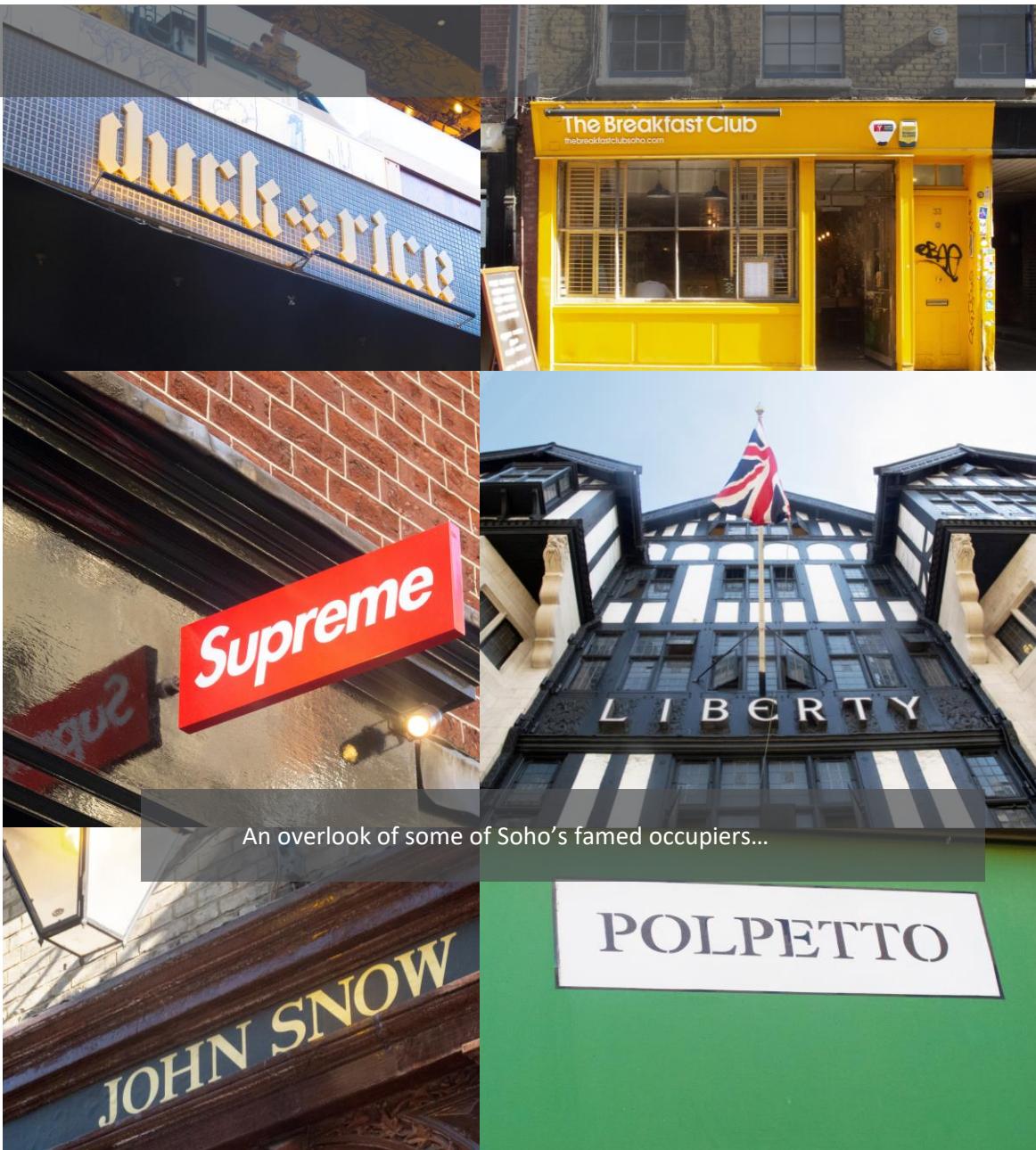


10 WARWICK STREET, SOHO, LONDON, W1B 5LZAB



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.



RIB

ROBERT IRVING BURNS



DESCRIPTION

The Ground floor office is located at the rear of this modern office building. The office benefits from natural light at the rear, internal & shared meeting room at the front of the property, fitted kitchenette, AC (not tested), security alarm, both timber & carpet flooring and fibre internet connection.

The building is arranged over lower ground to 3rd floor and has recently undergone refurbishment, with common areas renovated to good standard.

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.

FLOOR AREAS & FINANCIALS

Floor	Size (sq. ft.)	Quoting Rent (p.a.) excl.	Estimated Business Rates Payable (PA)	Service Charge (PA)	Estimated Occupancy Cost excl. (p. a.)
Ground Front & Rear	1,176	£70,560	£29,316	£11,760	£111,636

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 enquiries.



LEGAL COSTS

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

POSSESSION

Upon completion of legal formalities.

EPC

Available upon request.



AMENITIES

- Communal WCs
- Raised Floor (With Floor Boxes)
- AC (Not Tested)
- Fitted Kitchenette
- Part Timber Flooring
- Shared Meeting Room
- Communal WCs
- Fibre Internet Connection – 100mb
- Security Alarm
- Internal Meeting Room
- Height: 2.8m

VIEWINGS:

Strictly through sole agents Robert Irving Burns. For further information please contact:

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