

14 HOLLEN STREET

LONDON W1F 8FS

To Let

FULLY SELF-CONTAINED OFFICE
WITH PRIVATE GATED ENTRANCE

Suitable for Class E
(Offices, Medical, Leisure etc.)

GROUND & LOWER GROUND FLOOR
2,076 SQ.FT.

RIB

ROBERT IRVING BURNS

14 HOLLEN STREET

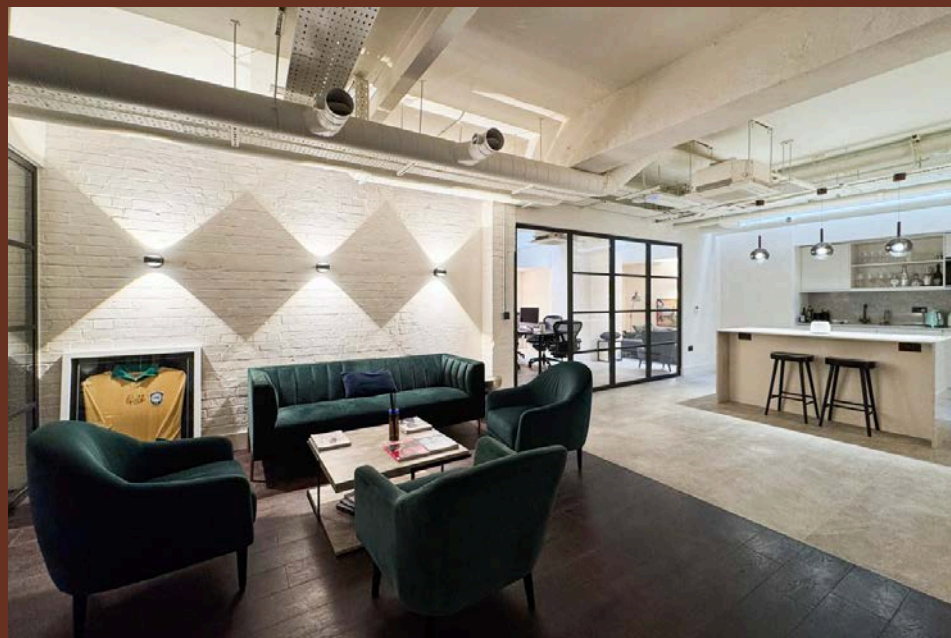


DESCRIPTION

This bespoke, newly refurbished, self-contained office benefits from its own private gated entrance and is arranged over the ground and lower ground floors, connected by an impressive feature spiral staircase.

The accommodation has been finished to an excellent standard and includes a private terrace at lower ground level, new comfort cooling throughout, a fully fitted kitchen with a central island unit, two private offices, newly installed wooden flooring, and two WC facilities.

The property offers a distinctive headquarters-style opportunity, combining contemporary finishes with excellent self-contained identity in a highly desirable location.



AMENITIES

- VIDEO PHONE ENTRY SYSTEM
- WOODEN FLOORING THROUGHOUT
- FULLY-FITTED KITCHENETTE
- BREAKFAST BAR
- TERRACE
- AIR CONDITIONING (NOT TESTED)
- WALL SOCKETS THROUGHOUT
- WALL MOUNTED RADIATORS
- DEMISED WCS
- PRIVATE OFFICE WITH SHOWER + WC

FINANCES

TOTAL SIZE (SQ.FT.)	2,076
QUOTING RENT (P.M.)	£130,000
ESTIMATED RATES PAYABLE (P.A.)	£33,120
SERVICE CHARGE	TBC
ESTIMATED OCCUPANCY COST (P.A.)	£163,120





14



STARBUCKS COFFEE





LOCATION

Soho has evolved to become the cultural centre of the West End. Its association with London's fashion and entertainment industries has led to the area becoming a hub for creative and media based businesses.

The streets around Soho are energetic- comprising a mix of dining, nightlife, and shopping options. Berwick Street Market is one of London's oldest markets, evolving into a foodie establishment which compliments the eclectic mix of entertainment the area has to offer.

Occupiers

1. BBC
2. BBH
3. M&C Saatchi
4. Sony
5. Blink Productions

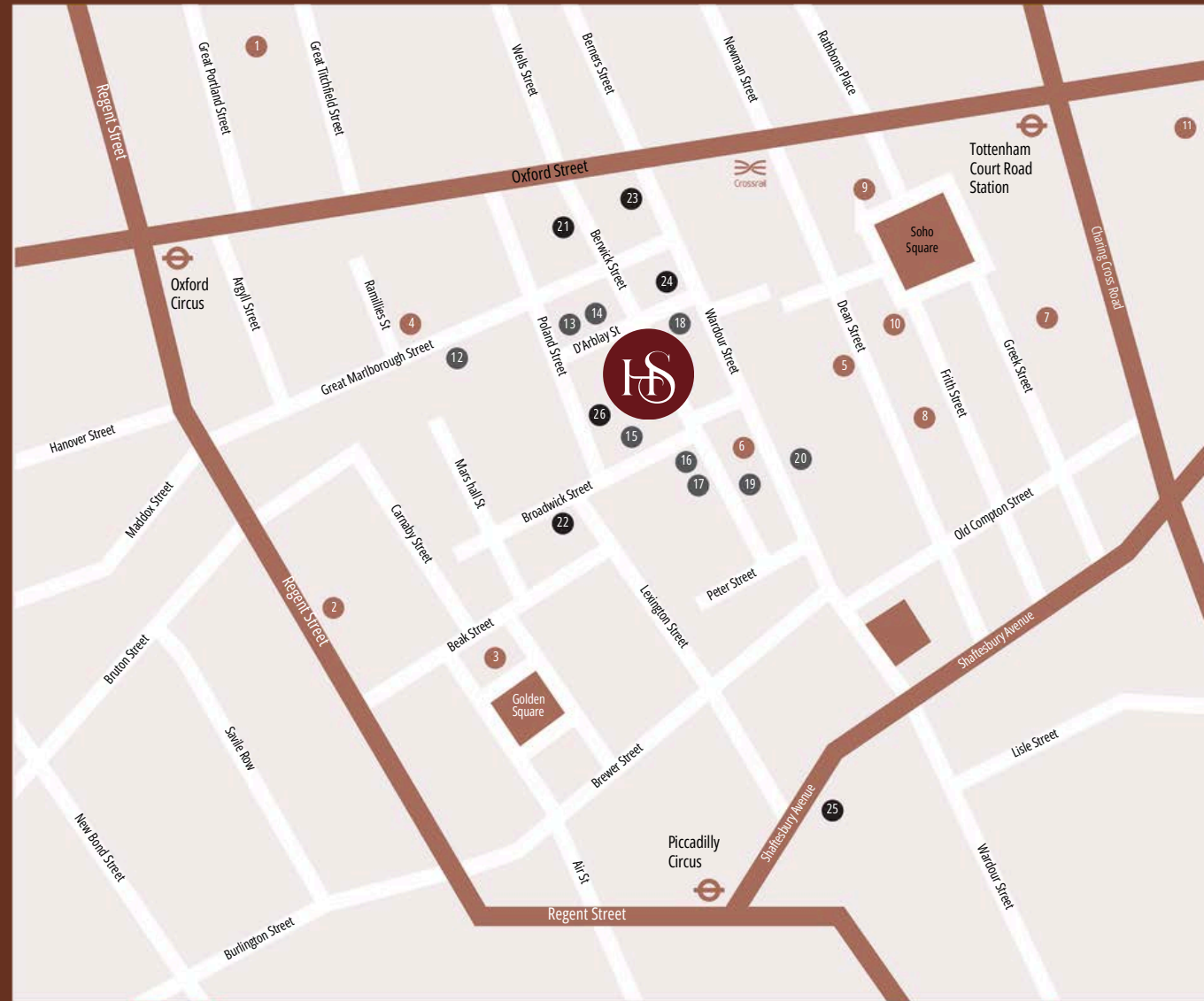
6. Moving Picture Company
7. Warner Brothers
8. Tapestry
9. Dolby
10. 20th Century Fox
11. Google

Food

12. Ping Pong Soho
13. Bodean's BBQ
14. Blanchette
15. The Ivy Soho
16. Yauatcha
17. Duck & Rice
18. The Breakfast Club
19. Polpetto
20. Busaba

Drinks

21. Ember Yard
22. The John Snow Pub
23. Dirty Harry's
24. The George
25. The Blue Posts
26. Barrio



FURTHER INFORMATION

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 of legal formalities.

LEGAL COSTS

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

EPC

74C

VAT

The property is elected for VAT.

FLOOR PLANS

Available upon request.

CONTACT US

Henry Bacon

020 7927 0646

Henry@rib.co.uk

Jim Clarke

020 7927 0631

Jim@rib.co.uk

Matthew Mullan

0207 927 0622

Matthewm@rib.co.uk

Tom D'Arcy

020 7927 0648

Thomas@rib.co.uk

RIB

ROBERT IRVING BURNS

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. July 2026.