



# D'Arblay Street

London, W1F 8DL

RIB

ROBERT IRVING BURNS

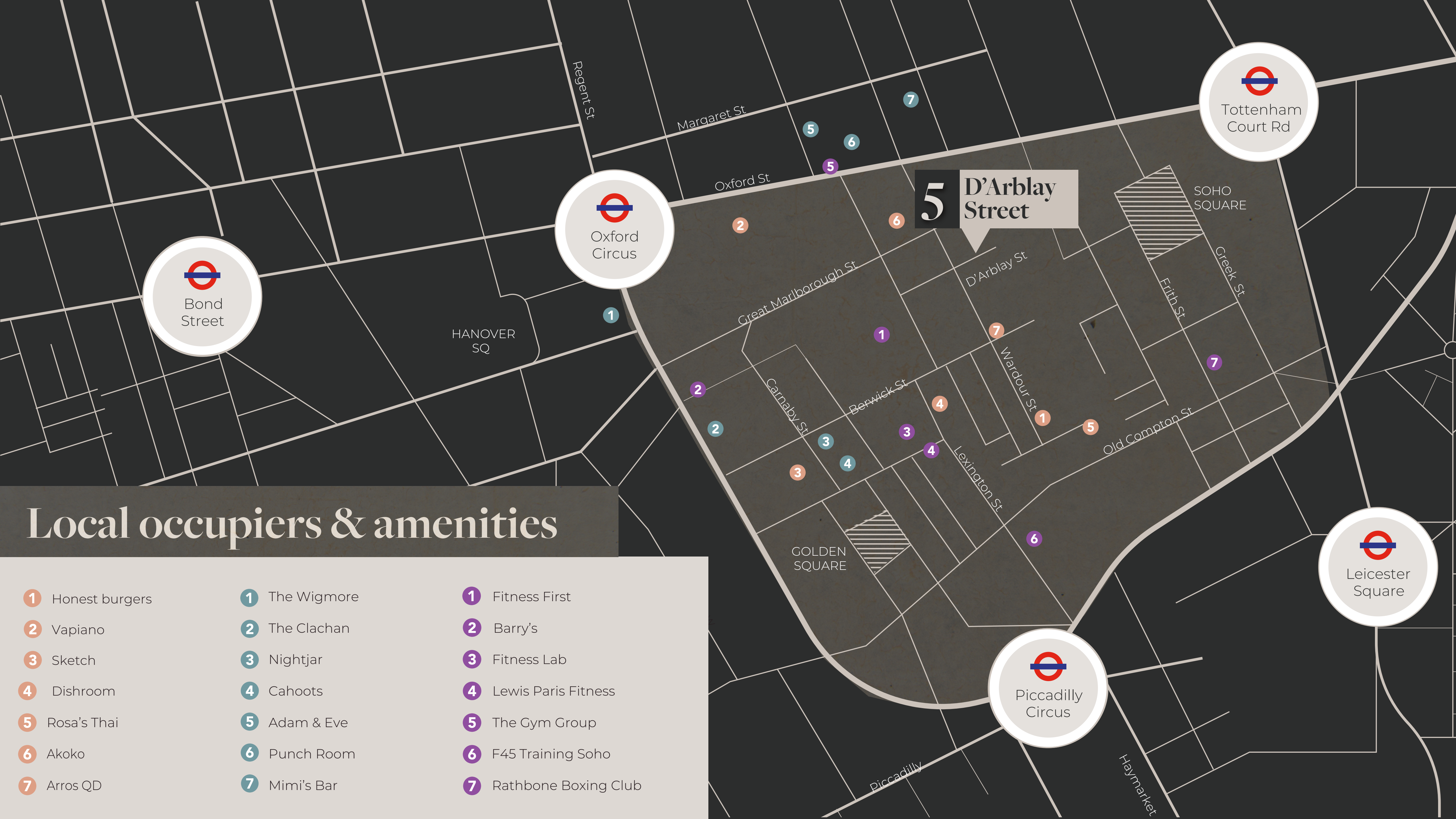


# Location

The property is well connected with the Central, Victoria, Northern, and Bakerloo underground line stations all within a 10-minute walk. Tottenham Court Road is a short walk away and now is now served by the Elizabeth Line (Crossrail) providing fast direct access to Heathrow and many east and west locations.

The premises situates in the heart of Soho and benefits from a vibrant culture and mix of restaurants, bars and a constant buzz.





# Local occupiers & amenities

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

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

- 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

# Connectivity



Tottenham Court Road



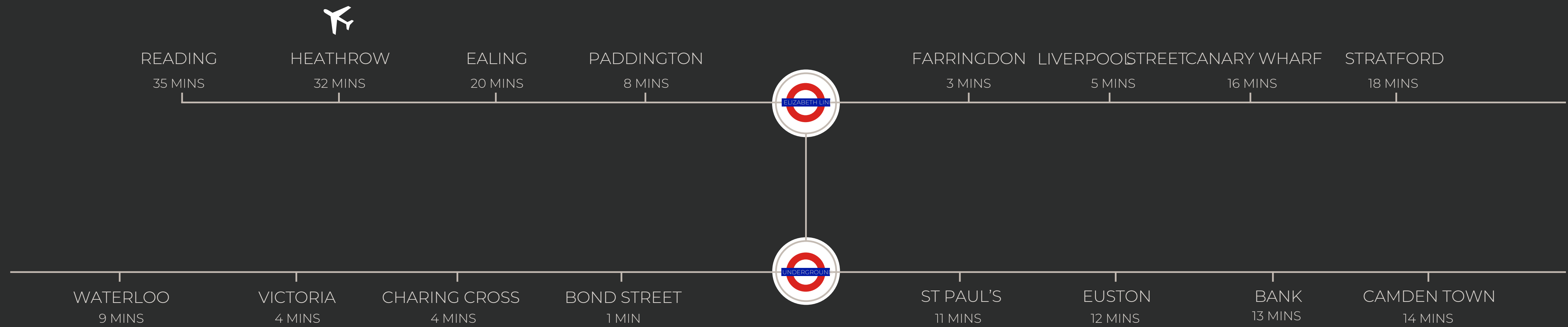
Oxford Circus



Piccadilly Circus



Covent Garden



# Description

This newly refurbished office space is arranged over the 2nd floor of 5 D'Arblay Street. The interior and exterior of the building have recently undergone extensive refurbishment, providing a modern, sleek finish throughout both the office accommodation and the common areas.

The space benefits from perimeter trunking, LED lighting, a shared kitchenette, WCs, showers, and a newly installed air-conditioning system.

The property is perfectly positioned to suit a range of occupiers looking to establish a presence in the vibrant Soho area.



# Specifications

- Newly Refurbished
- New Air Conditioning System
- LED Lighting
- Excellent Natural Light
- Shower
- WC's
- Good Ceiling Height Throughout
- Kitchenette
- Timber Flooring
- Perimeter Trunking
- Comes Fully Furnished



# Common Areas



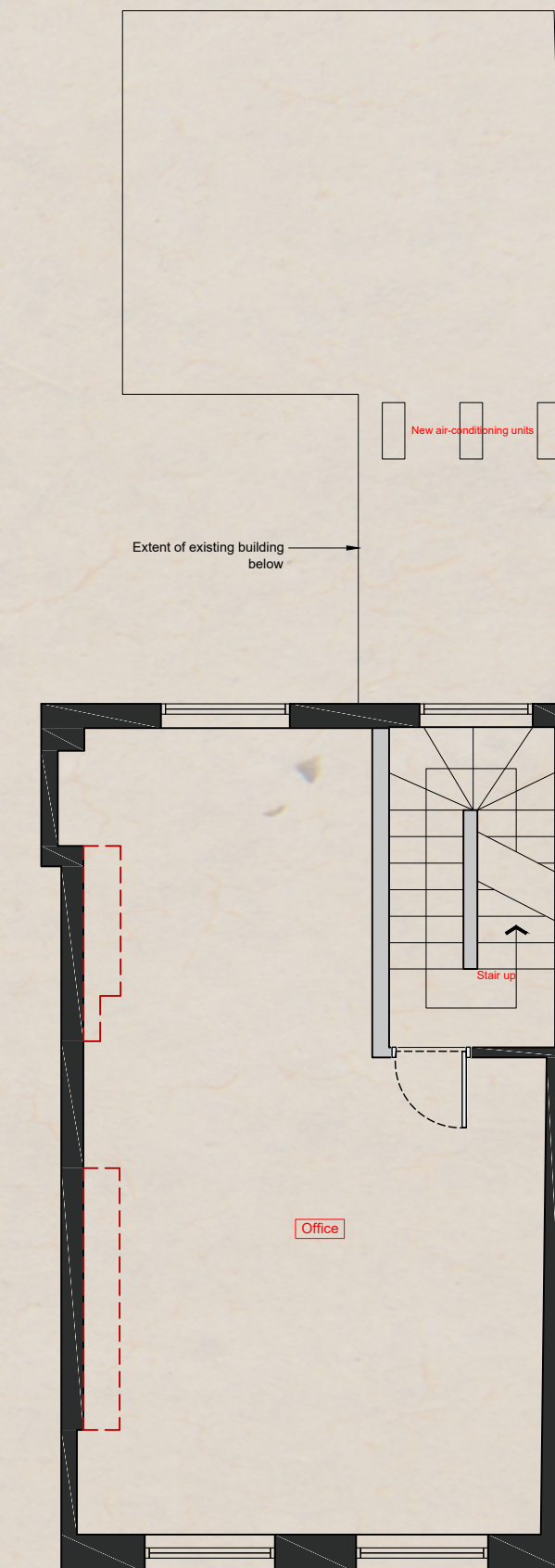
# Financials

# Floor plans

Not to scale. For indicative purposes only.

Size (sq. ft.)	320
Quoting Rent (p.a.) excl.	£25,200
Estimated Rates Payable (p.a.)	£8,532
Service Charge (p.a.)	£3,200
Estimated Occupancy Cost excl. (p. a.)	£36,932

Please note 1st floor office (320 sq. ft) is also available. Please speak to a member of the team for more 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

Available on request.

## VAT

The property is elected for VAT.

## Floor Plan

Scaling floor plan are available on request.

## Viewings

Strictly through Robert Irving Burns.

### Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/ source of funds, showing how the transaction is going to be funded may be required.

### 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. April 2026

# Contact us

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The logo for Robert Irving Burns, consisting of the letters 'R', 'I', and 'B' in a stylized, serif font. The 'I' is smaller and positioned between the 'R' and 'B'.

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