



D'Arblay Street

London, W1F 8DL

RIB

ROBERT IRVING BURNS



To Let

1st & 2nd Floor Premises

SUITABLE FOR BUSINESS CLASS E
(OFFICE, RETAIL, MEDICAL, LEISURE ETC.)

640 sq.ft

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.



DUCK & RICE



THE BREAKFAST CLUB



RUDY'S PIZZA



OLIVER SPENCER



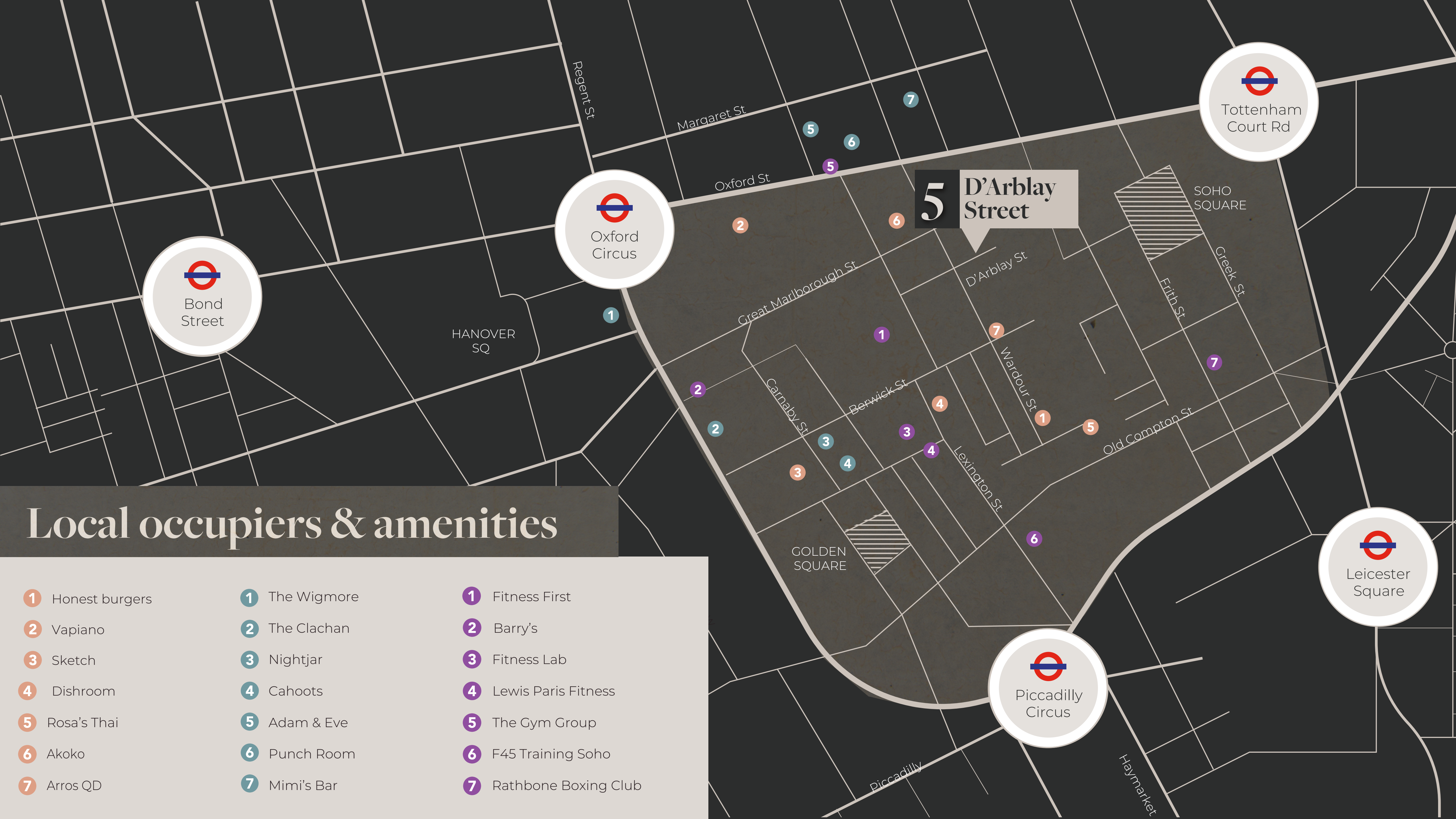
BERWICK STREET MARKET



THE PHOTOGRAPHERS' GALLERY



100 WARDOUR STREET



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



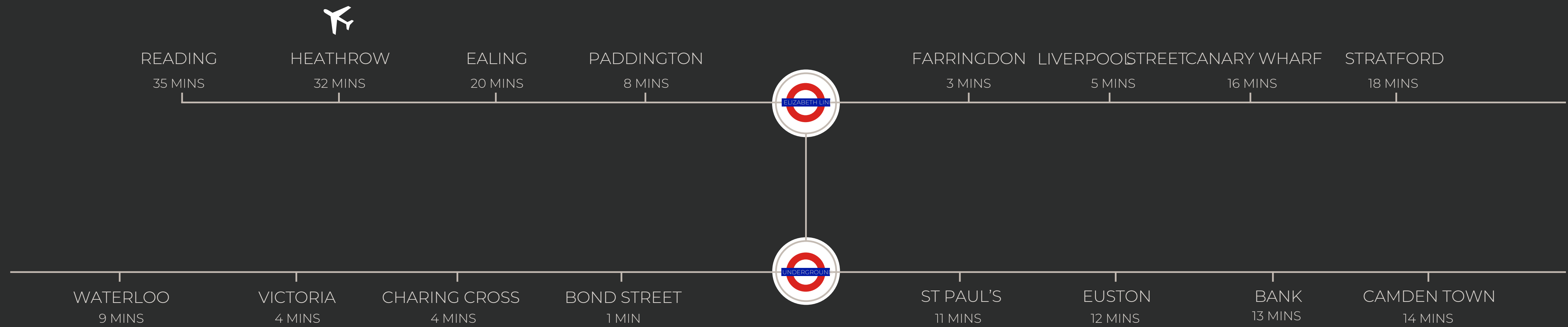
Oxford Circus



Piccadilly Circus



Covent Garden



Description

This newly refurbished office accommodation is arranged over the first and second floors of 5 D'Arblay Street. The interior and exterior of the building have recently undergone extensive refurbishment, delivering a modern, sleek finish throughout both the office suites and the common areas.

The second floor is offered fully furnished, providing a turnkey solution for occupiers seeking immediate occupation, while the first floor offers high-quality refurbished space ready to be tailored to occupier requirements.

Both floors benefit from perimeter trunking, LED lighting, access to a shared kitchenette, WCs, shower facilities, 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



1st Floor



2nd Floor

Common Areas



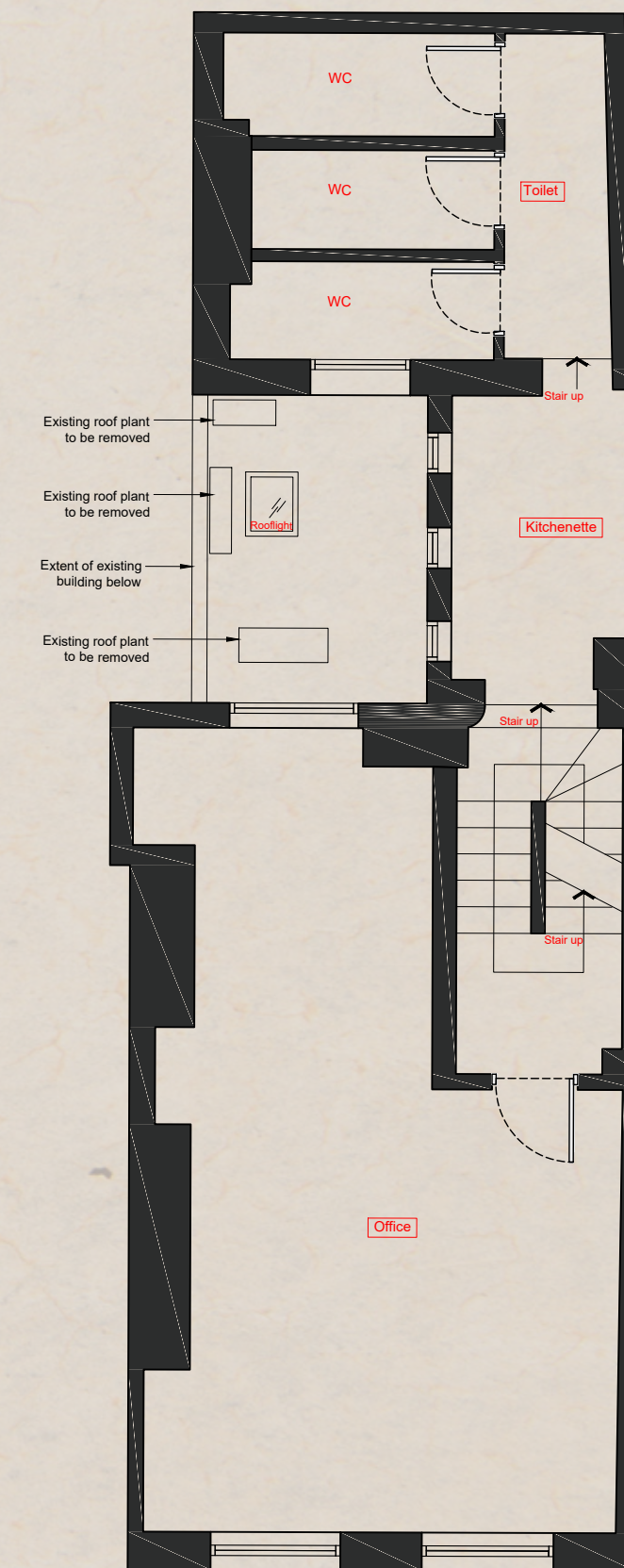
Financials

Floor plans

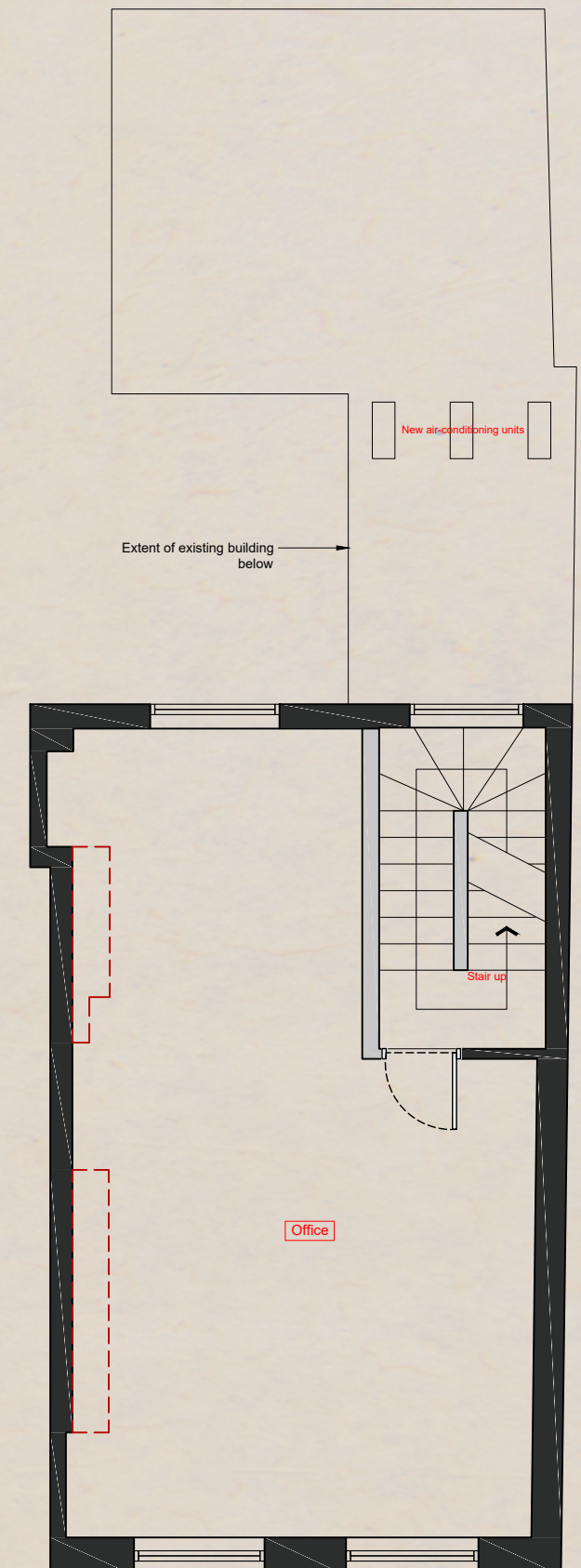
Not to scale. For indicative purposes only.

FLOOR SPLIT

1st Floor	320 sq.ft.
2nd Floor	320 sq.ft.
Total Size (sq. ft.)	640
Quoting Rent (p.a.) excl.	£50,400
Estimated Rates Payable (p.a.)	£18,684
Service Charge (p.a.)	£6,400
Estimated Occupancy Cost excl. (p. a.)	£75,484



1st Floor



2nd Floor

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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