



Small Efficient Office Suites in the Heart of Soho on Bright Corner Position - To Let

40-42 Lexington Street

W1F 0LN

Office

TO LET

920 to 2,779 sq ft

(85.47 to 258.18 sq m)

- Prime Soho Address
- Excellent Natural Light (Corner Position)
- Small Office Suites
- Passenger Lift
- Air Conditioning
- Communal WCs

40-42 Lexington Street, London, W1F 0LN

Summary

Available Size	920 to 2,779 sq ft
Rent	£79.50 per sq ft
Rates Payable	£32.50 per sq ft approx.
Service Charge	£10 per sq ft est.
EPC Rating	Upon enquiry

Description

This office building provides 3 floors of small office suites in a highly sought-after Soho location. The floors offer efficient layouts and benefit from excellent natural light, enhanced by the building's prominent corner position. A passenger lift serves all levels, and communal WCs are available throughout the building.

Location

The property is located on the east side of Lexington Street at its junction with Silver Place, in the heart of Soho. Piccadilly Circus, Oxford Circus and Tottenham Court Road underground stations are all within close walking distance.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
4th	927	86.12	Available
3rd	920	85.47	Available
2nd	932	86.59	Available
Total	2,779	258.18	

Specification

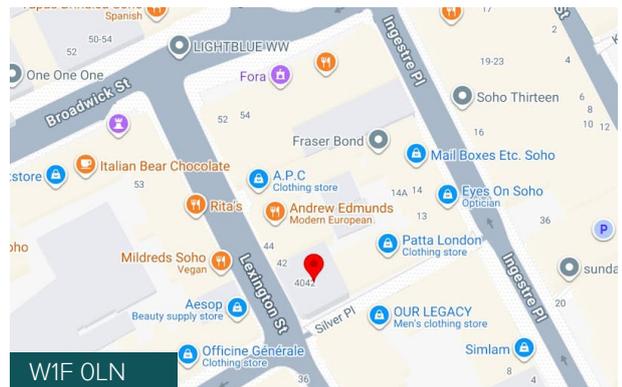
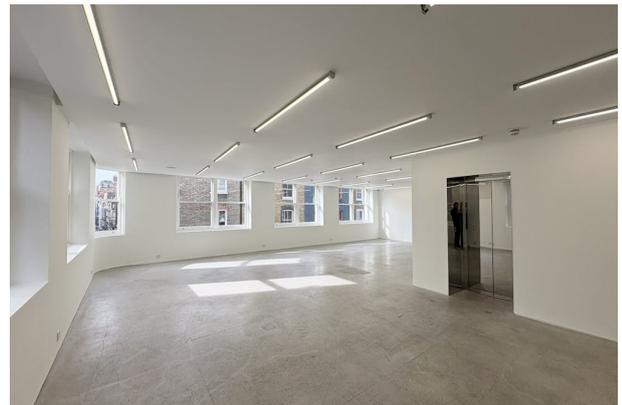
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Viewings

Through sole agents Hanover Green

Terms

Available on sublease(s) for a term up to 7 years



Viewing & Further Information



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 **Hanover Green**

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