



Prime Soho Refurbished Fully Fitted Offices To Let

Smoke & Mirrors Building

57-59 Beak Street, W1F 9SJ

Office

TO LET

1,133 sq ft

(105.26 sq m)

- Newly refurbished
- CAT A+ fully fitted offices
- Prime Soho location
- Excellent connectivity
- Passenger lift
- WCs
- Excellent natural light

Smoke & Mirrors Building, 57-59 Beak Street, London, W1F 9SJ

Summary

Available Size	1,133 sq ft
Rent	£90 per sq ft
Rates Payable	£20 per sq ft
Service Charge	£23.20 per sq ft
EPC Rating	Upon enquiry

Description

The building sits in a prime Soho location on Beak Street which has been recently refurbished to provide 2,135 sq ft of CAT A+ fully fitted office space over the 1st and 2nd floors with newly refurbished common parts and a passenger lift. The floors benefit from good floor to ceiling height and natural light.

Location

Soho's social scene blends everything from high-end dining hotspots to street food favourites, alongside independent boutiques and some of London's best late-night venues. This eclectic mix continues to draw creative, forward-thinking businesses to the area.

Accommodation

The accommodation comprises the following areas:

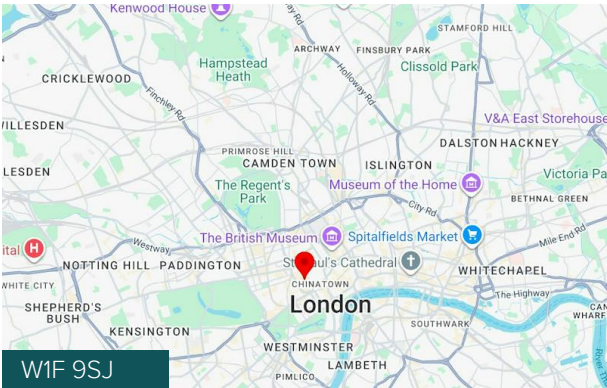
Name	sq ft	sq m	Availability
2nd	1,002	93.09	Let
1st	1,133	105.26	Available
Total	2,135	198.35	

Viewings

By appointment only via sole letting agents Hanover Green.

Terms

Available on request.



Viewing & Further Information



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