

Grade A fitted floor with private terrace To Let



25 Soho Square

London, W1D 3QR

Property type	Office
Tenure	Assignment / sublease
Availability	6 th floor – 3,725 sq ft

Key Points

- > Fitted out to a high standard throughout
- > Large private terrace
- > Air-conditioning
- > Large and impressive staffed reception
- > 3 Passenger lifts
- > Excellent natural light and stunning views over central London
- > Access available 24/7
- > Fully cabled

Location

The building is located on the east side of Soho Square, benefitting from all the exciting attractions that Soho has to offer.

Tottenham Court Road (Central, Northern and Elizabeth Lines) and Leicester Square (Piccadilly and Northern Lines) underground stations are situated within a moments walk of the building. The area is well served by numerous bus routes.

Description

The building benefits from a large impressive double height staffed reception creating a real sense of arrival.

3 passenger lifts open directly onto the floor. The floor benefits from fantastic natural light and views over the Square and central London. There is a large private terrace to the rear.

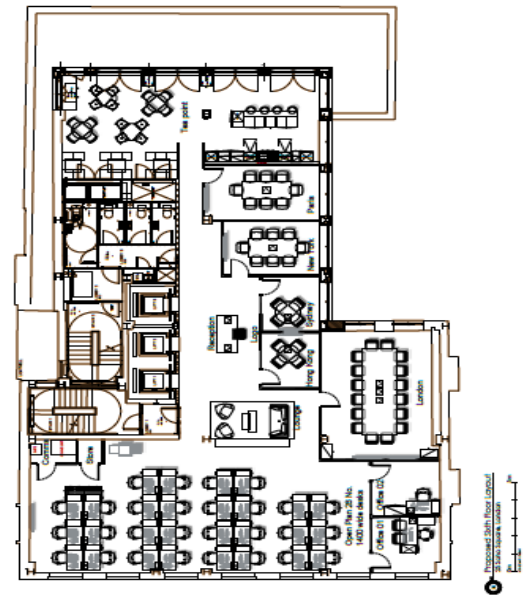
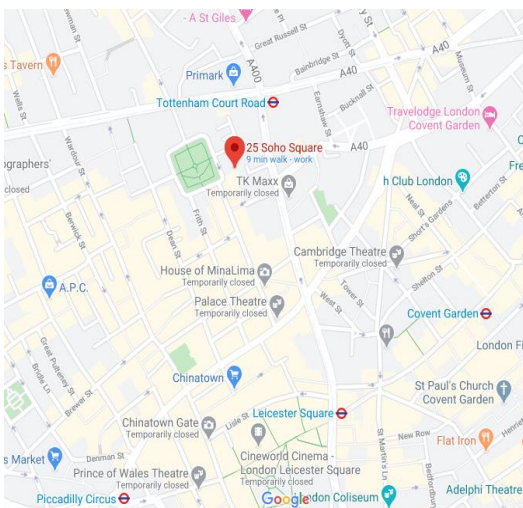
The floor is fitted out to a very high standard offering a plug and play opportunity for an incoming occupier.

Accommodation

Demise	sq ft	sq m
6 th	3,725	346.06

Terms

The floor is available by way of an assignment for a term until July 2023 outside the 1954 Landlord and Tenant Act or by way of a sublease for a term until June 2023 outside the Act.



Soho Square

Energy Performance Rating

Available on request

Rent

Passing rent £80.54 per sq ft exc.

Business Rates

£34.50 per sq ft. Interested parties are advised to make their own enquiries.

Service Charge

£12.55 per sq ft

VAT

The building is elected for VAT

Viewing & Further Information

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