

**View A
Video
Tour**

**3 SOHO SQUARE
LONDON
W1D 3HD**

WITH FRONT VIEWS OVER SOHO SQUARE



**ATTRACTIVE OFFICE SUITE
1,048 SQ FT (97.4 SQ M)**

Revised Floor Area

Location

On the west side of Soho Square just to the north of Carlisle Street. Tottenham Court Road station (Central line, Northern line and Crossrail services - in due course) is within a few minutes walking distance to the east.

There are multiple shopping facilities and a host of bars and restaurants in the immediate area.

Description

A prominent and attractive period fronted building. The subject suite is situated on the front of the third floor with views over Soho Square.

Amenities Include

- Manned Reception
- Lift
- 2.7m Floor to Ceiling height
- Good natural light
- Suspended Ceilings with Inset Lighting
- Air Conditioning
- Perimeter Trunking
- Small Kitchenette
- Own WCs
- Open Plan plus boardroom created by part glazed demountable partition
- Will be newly decorated and re-carpeted (or appropriate flooring allowance made)
- Larger Boardroom available for hire (see photographs on page 4)

Accommodation

1,048 sq ft (97.4 sq m) net lettable offices of 3rd floor front space

Terms

A new lease or fully inclusive licence for a term by arrangement.

Rent

Guiding £65.00-£70.00 per sq ft

Service Charge

Capped at £10.00 per sq ft

Rates

TBC

Viewings

Via Sole Agents

Contact

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Photographs Show Previous Tenant's Fit-Out – The Space Will Be Let Unfurnished



Boardroom (Ground Floor Rear) Available For Hire

