



**BLANCHFLOWER
LLOYD BAXTER**

RETAIL PROPERTY CONSULTANTS

SOHO OFFICE BUILDING TO LET

35 D'ARBLAY STREET, LONDON W1



These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.

2nd Floor, 36 Lexington Street, London W1F 0LJ – Tel: 020 7491 7880

LOCATION

The building is located in the heart of Soho on D'Arblay Street close to the junction with Wardour Street. The property is well located with Oxford Circus, Tottenham Court Road and Piccadilly Circus stations all a few minutes' walk away.

ACCOMMODATION

The premises are accessed via its own front door and are arranged over first, second, third and fourth floors. The accommodation has been recently refurbished offering the following approximate areas:

FLOOR	SQ FT	SQ M
Fourth	390	36.2
Third	630	58.5
Second	595	55.3
First	595	55.3
TOTAL	2,210	205.3

AMENITIES

- Self-contained building
- Good natural light
- Recently refurbished
- WC's on each floor
- Roof terrace at fourth floor level

Terms

New FRI lease available for a term to be agreed, direct from the landlord.

Rent

£60 per square foot per annum exclusive.

Rates

Estimated at £19.52psf (2020/2021).

Service Charge

TBC

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Viewings

Strictly by appointment via joint agents;

BLANCHFLOWER LLOYD BAXTER

Oliver Fowler

Tel: 07900 217 624

Email: ofowler@blb.uk.com

Andrew Brown

Tel: 07766 760 057

Email: abrown@blb.uk.com

MAUNDER TAYLOR

Tel: 0208 446 0011



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