

SOHO OFFICE TO LET

17-19 D'ARBLAY STREET, LONDON W1

LAST FLOOR REMAINING



Disclaimer: Whilst every care is taken in the preparation of Blanchflower Lloyd Baxter Ltd, any joint agents involved and the vendor take no responsibility for any error, misstatement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agents firms have no authority to make any representation or warranty in relation to the property.

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

LOCATION

The prominent corner building is located in the vibrant heart of Soho, benefiting from the outstanding amenities the local area has to offer.

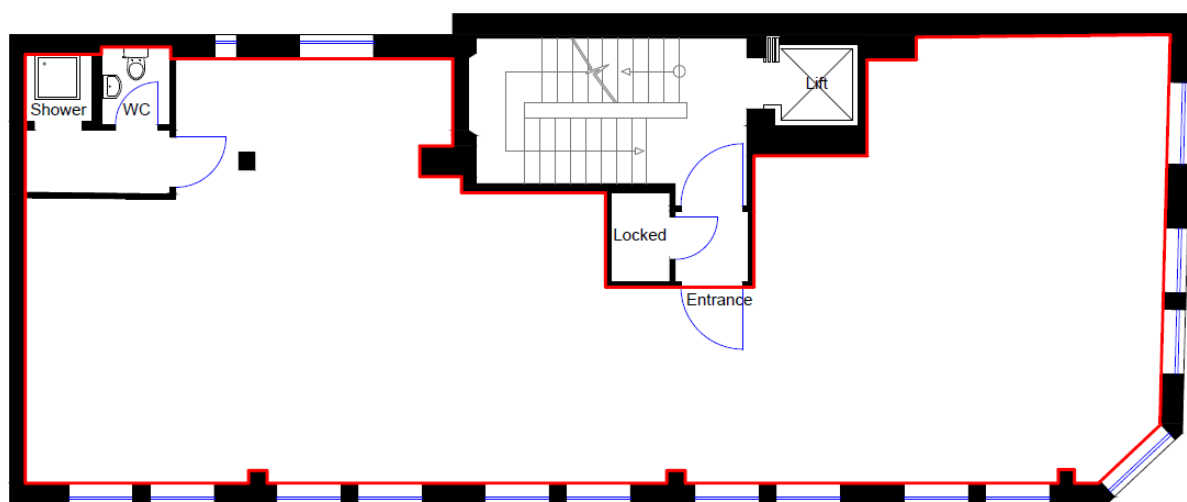
The property is well served by transport links with Oxford Circus, Piccadilly Circus and Tottenham Court Road underground stations all located a few minutes away. Accessibility will be further improved following the completion of the Elizabeth Line in 2022.

ACCOMMODATION

The premises were previously occupied by Nike and have been fitted out to a high standard. The 1st, 2nd and 4th floors have been let, leaving the remaining 3rd floor, with the following approximate net internal area:

1 st Floor	Let	1,101 sq ft
2 nd Floor	Let	1,100 sq ft
3rd Floor	Available	1,214 sq ft
4 th Floor	Let	861 sq ft

Floor Plan (not to scale)



Third Level

AMENITIES

- Self-contained corner building
- Exceptional natural light
- Well configured floor plate
- Fully air-conditioned
- Six person (450kg) passenger lift
- WC and shower within the demise

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TERMS

Lease

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

Rent

£69.50 per square foot per annum exclusive.

Rates

Estimated at £24.30 psf (2020/2021).

Service Charge

TBC

Viewings

Strictly by appointment through sole agents;

BLANCHFLOWER LLOYD BAXTER

Oliver Fowler

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