



21-22 Warwick Street Soho London W1B 5NE

- Newly refurbished plug & play office
- 1,140 sq ft

Assignment Available or New Lease

(Subject to relocation)

Location

This newly refurbished office located in a boutique Soho building, sits just above the celebrity chef Yotam Ottolenghi's Nopi restaurant. The property is situated within a five-minute walk away from both Oxford Circus and Piccadilly Circus Underground Stations.

Description

The property comprises a prime office unit benefitting from the following amenities: Excellent natural light, plug & play ready for immediate occupation, perimeter trunking, open play area, air conditioning, 24-hour access, designated reception area.

Rent

£73,530 per annum exclusive £64.50 per sq ft.

Accommodation

Approximate net internal areas:

	Sq Ft	Sq M
5 th Floor	1,140	105.91

Total: 1,140 sq ft 105.91 sq m
(Interested parties are advised to verify these areas on site by prior appointment)

Tenure

Leasehold
Assignment of the existing lease expiring November 2023, held outside the Security of Tenure Provisions of the L&T Act 1954 Part II. With a tenant only break clause in November 2021.
Alternatively, a new lease is available.

Business Rates

The rateable value is £48,500 and the rates payable for the year ending 31/03/2020 is £24,444. Interested parties are advised to make their own enquiries with the local authorities.

VAT

All figures are quoted exclusive of VAT, if applicable.

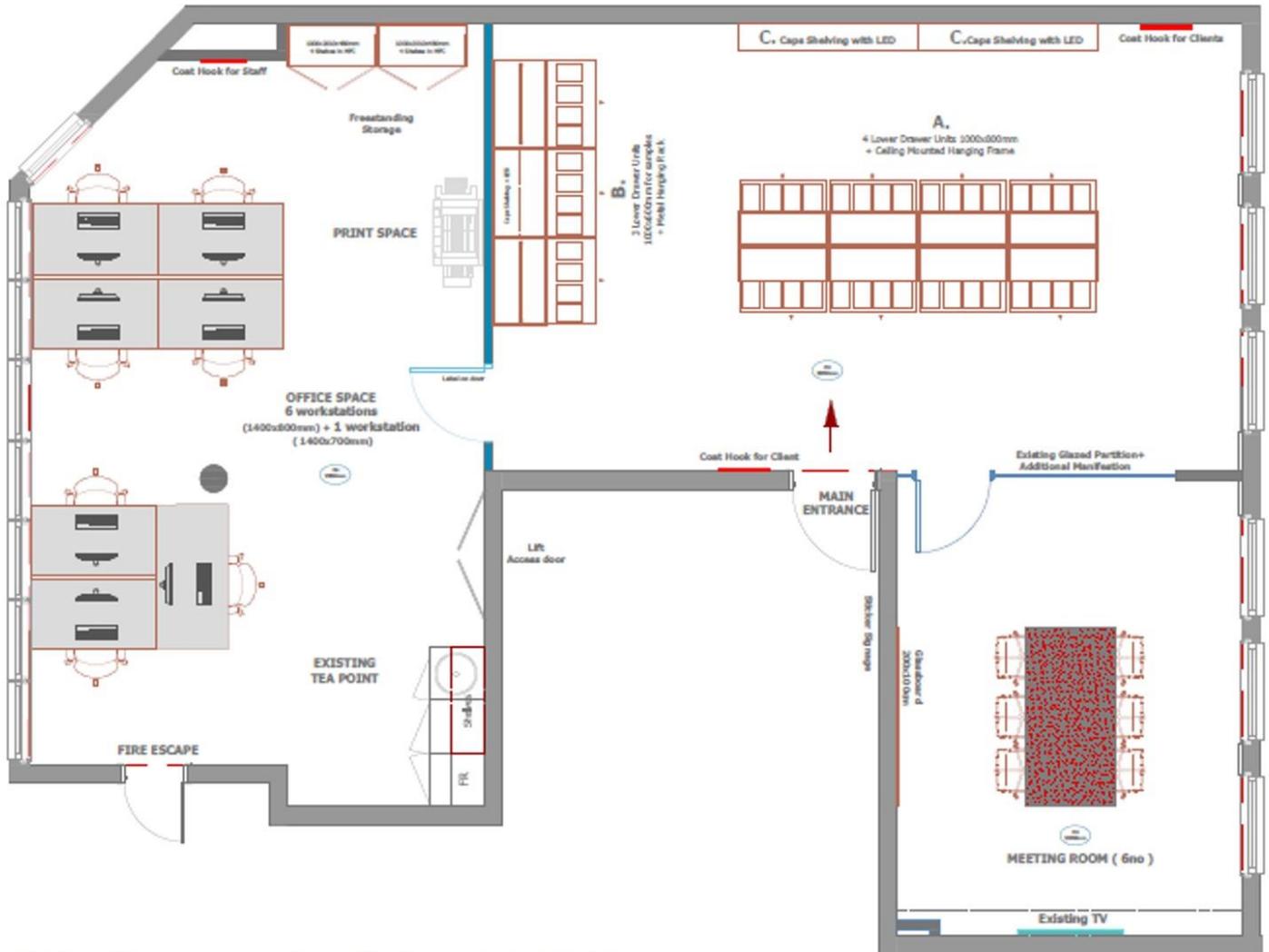
Viewing

Viewing is strictly by prior appointment through sole agents Harper Dennis Hobbs:

Subject to contract

David Hume

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5th Floor - CAT B WORKS

MITCHELL & NESS

AREA : 104.45 m² / 1119,50 sq ft (2350mm Ceiling Height)

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