

25 Argyll Street, Soho, W1



2nd, 3rd & 5th Floors – 9,710 to 31,986 sq ft

High quality air conditioned office floors To Let close to Oxford Circus

Location

The property is located on the west side of the street, a short distance from Oxford Circus in the very heart of the West End. The location affords access to a wide range of retail, restaurant and leisure amenities.

Transport links are excellent with the building being in close proximity to Oxford Circus underground station giving access to the Victoria, Central and Bakerloo lines.

Description

The 2nd floor space is stripped out and we will be undertaking a Grade A refurbishment to include new metal tiled perforated plank ceiling, new air conditioning, new WCs and new raised floors.

In addition to this there will also be significant improvements to the entrance hall and basement bicycle and shower facilities.

5 th floor	9,710 sq ft	(available Q4 2020)
3 rd floor	11,308 sq ft	(available Q4 2020)
2 nd floor	10,968 sq ft	(available now)
Total	31,986 sq ft	

Costs and Term

Guide Rent	£82.50 per sq ft
Business Rates	£26.00 per sq ft
Service Charge	£13.20 per sq ft
Total per annum	£1.335m (2nd floor)
Total per month	£111,233 (rent payable quarterly in advance)

Lease Term New leases are available directly from the landlord.

Viewing

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