

SOHO
ESTATES

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GREAT 41 - 44
WINDMILL
SOHO STREET



3RD FLOOR WORKSPACE

41-44 GREAT WINDMILL STREET

Unique & Historical



EXTERIOR ENTRANCE



ENTRANCE INTERIOR

SOHO

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DA

Designed by
SODA Studio

**A FORMER JAZZ CLUB AND CINEMA REIMAGINED
FOR TODAY'S CREATIVE WORKING CULTURE.**

41-44 Great Windmill Street offers two characterful fitted and furnished floors of 4,253 sq ft and 4,690 sq ft. Formerly a jazz club and cinema, the entire building has been comprehensively remodelled, with the fit-out designed by SODA Studio, creating contemporary workspace with character.

Availability

FLOOR	SQ FT	DESKS	CONDITION	STATUS
5th (Private terrace)	-	-	-	LET
4th	4,253	44	FITTED & FURNISHED	AVAILABLE NOW
3rd	4,690	47	FITTED & FURNISHED	AVAILABLE NOW
TOTAL	8,943	91		



The space can be offered on either a traditional lease basis or through a fully managed solution, depending on operational requirements and the preferred level of flexibility.



Summary



Remodelled entrance

The entrance has been thoughtfully redesigned to create a modern, welcoming first impression for visitors and tenants.



Fully fitted and furnished floors

Each floor comes fully equipped and furnished, allowing for immediate occupation without the need for additional setup.



Warehouse style

The office space features an industrial warehouse aesthetic, with open layouts and raw architectural elements.



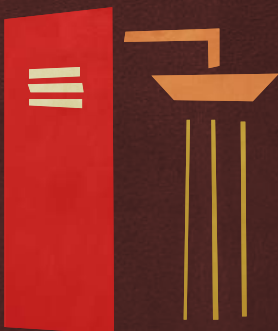
Passenger lifts

Passenger lift access is provided to all floors within the building.



Available on a traditional or managed basis

Flexible service options are available to suit either a fully owner-operated building or a professionally managed environment.



Dedicated facilities

Each demise has their own dedicated facilities



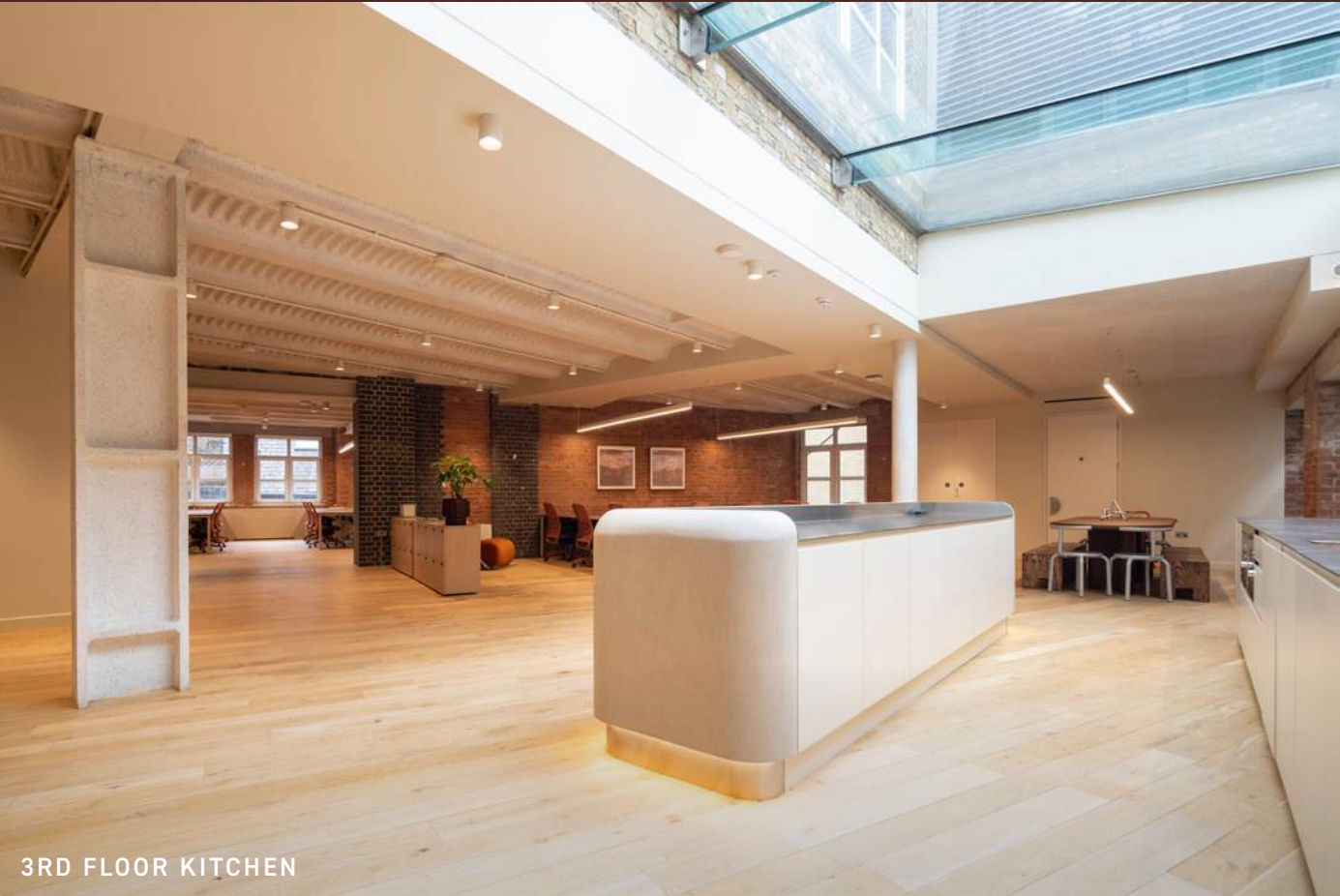
41-44 GREAT WINDMILL STREET



3RD FLOOR BREAKOUT



4TH FLOOR WORKSPACE



3RD FLOOR KITCHEN

SOHO

41-44 GREAT WINDMILL STREET

4th Floor

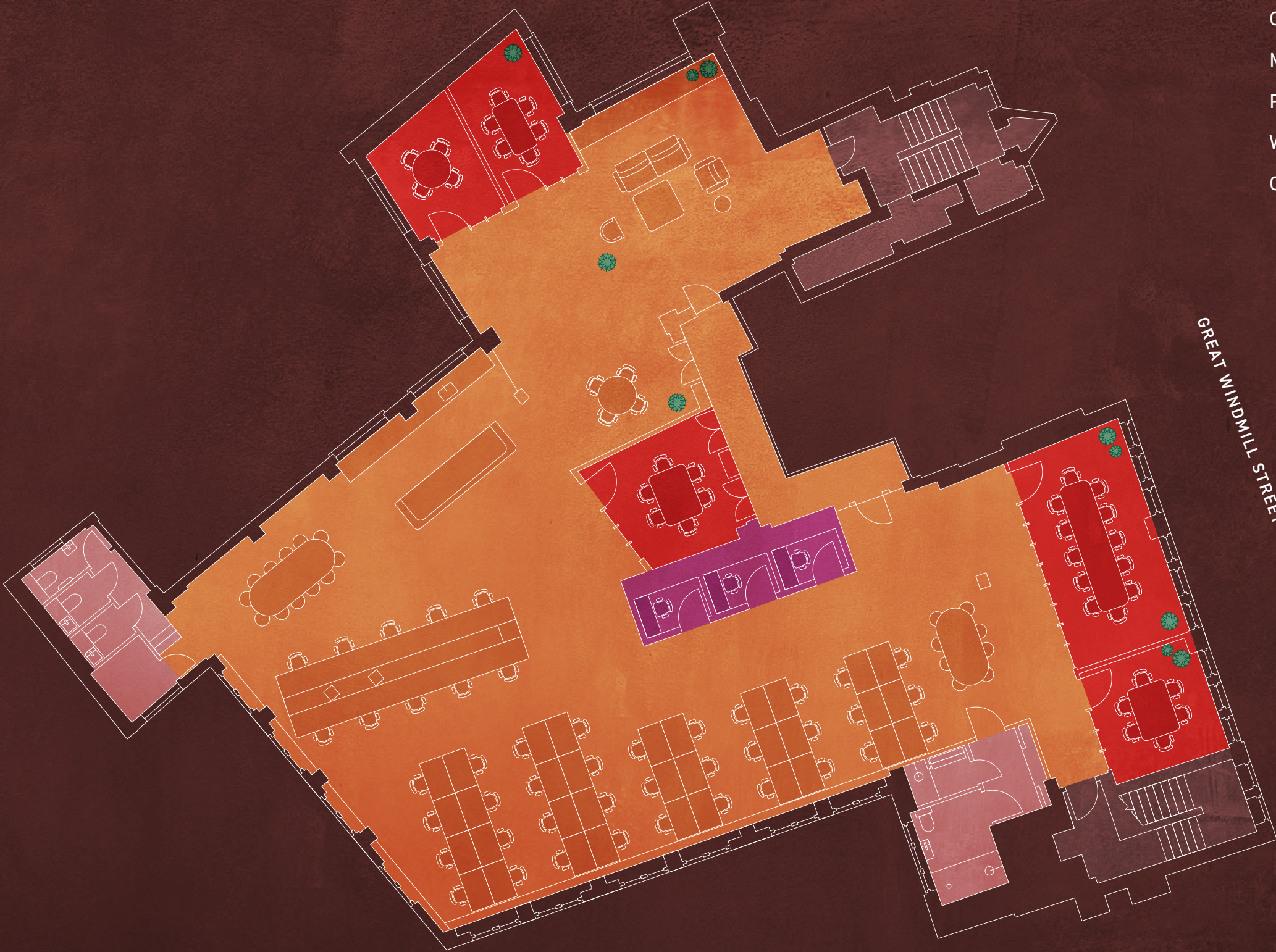
4,253 sq ft / 395.1 sq m

- 44 Workstations
- 1 12 person boardroom
- 3 6 person meeting rooms
- 1 4 person meeting room
- 3 Phone booths
- 4 Breakout spaces
- 1 Kitchen



SOHO

- Office space
- Meeting rooms
- Phone booths
- WC & showers
- Core



41-44 GREAT WINDMILL STREET

3rd Floor

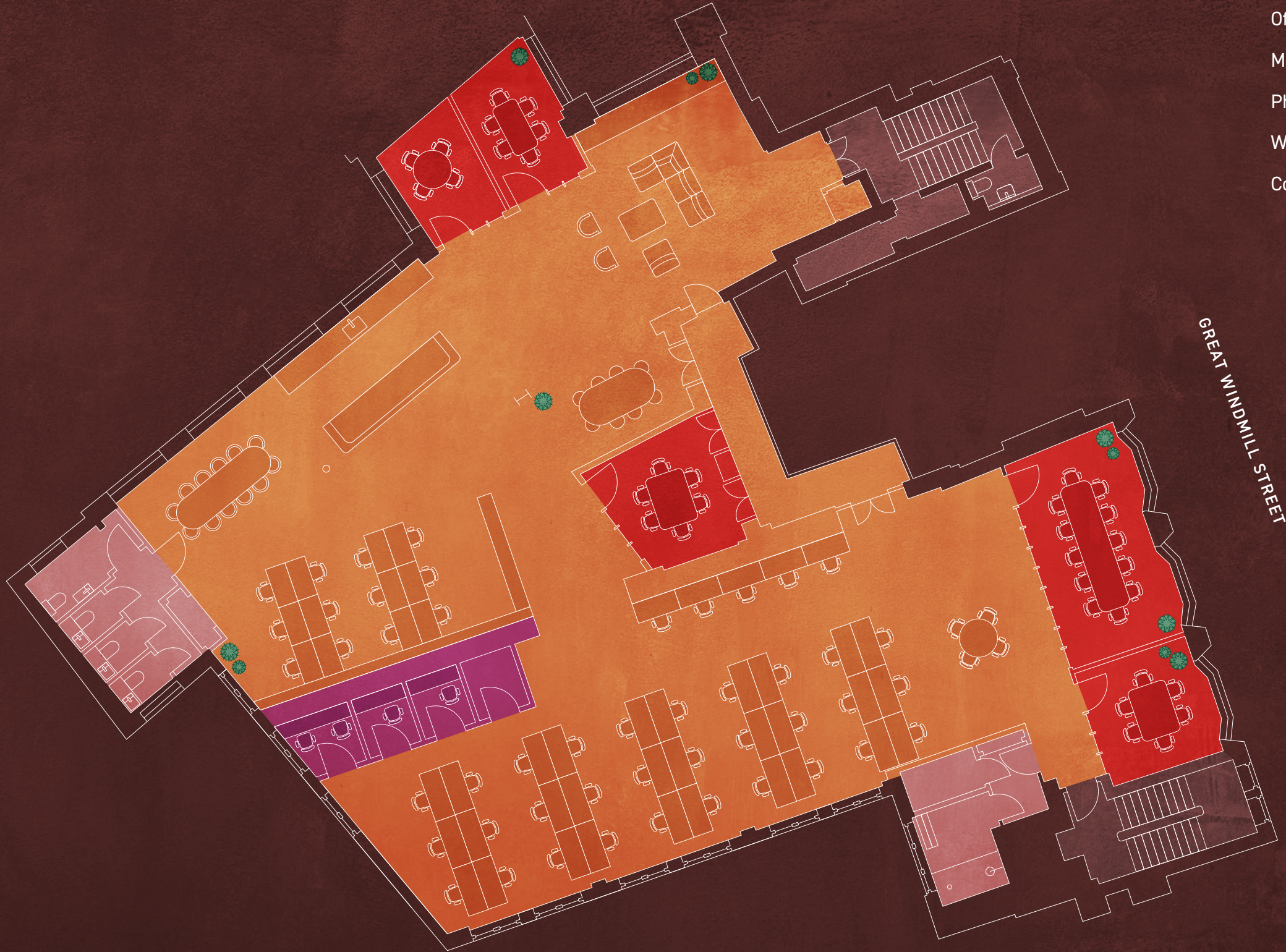
4,690 sq ft / 435.7 sq m

- 47 Workstations
- 1 12 person boardroom
- 3 6 person meeting rooms
- 1 4 person meeting room
- 3 Phone booths
- 4 Breakout spaces
- 1 Kitchen



SOHO

- Office space
- Meeting rooms
- Phone booths
- WC & showers
- Core



41-44 GREAT WINDMILL STREET

SOHO



THE IVY



SOPHIE'S STEAKHOUSE



RONNIE SCOTT'S



GOLDEN SQUARE

Cool & Creative

PERFECTLY PLACED WITHIN LONDON'S MOST VIBRANT CULTURAL QUARTER.

Exceptionally located in the heart of Soho, the building is surrounded by some of London's best bars, cafés and retail destinations. The area offers an superb mix of amenities and culture, with renowned theatres, galleries and restaurants all within walking distance. Piccadilly Circus station is just a two-minute walk away, providing excellent connectivity across London.

41-44 GREAT WINDMILL STREET

RESTAURANTS

- | | | |
|----------------------|-----------------------|-------------------------|
| 1. Marjorie's | 15. Forza Wine | 29. Kiln |
| 2. Sucre | 16. Kapara | 30. Randall & Aubin |
| 3. Bob Bob Ricard | 17. Gunpowder | 31. Nanahoshi |
| 4. Bocconcino | 18. L'Escargot | 32. Sophie's Steakhouse |
| 5. Bubala | 19. Cecconi's | 33. Bocca Di Lupo |
| 6. Blanchette | 20. Milk Beach | 34. Ember |
| 7. Fatt Pundit | 21. Moi | 35. Whitcomb's |
| 8. The Ivy Brasserie | 22. Andrew Edmunds | 36. Burger & Lobster |
| 9. Brother Marcus | 23. INKO NITO | 37. The Palomar |
| 10. Yauatcha | 24. Ugly Dumpling | 38. Engawa |
| 11. Temper | 25. Polpo | 39. Alex Dilling |
| 12. Barrafin | 26. Bancone | 40. Hawksmoor |
| 13. Doppo | 27. Heddon St Kitchen | 41. Guacho |
| 14. Manzi's | 28. Arang | 42. Veeraswamy |

BARS

- | | | |
|------------------------|---------------------------|-----------------------------|
| 1. Antidote Wine Bar | 5. Ronnie Scott's | 9. The Devonshire |
| 2. Downstairs at Sucre | 6. The Little Violet Door | 10. Waxy O'Connor's |
| 3. Three Sheets | 7. Bar Lina | 11. Soho House |
| 4. Alfie's | 8. Green Bar | 12. The Little Scarlet Door |

HOTELS

- | | | |
|---------------------|---------------------|------------------|
| 1. Courthouse Hotel | 5. Karma Sanctum | 9. The Londoner |
| 2. The Resident | 6. Ham Yard Hotel | 10. Radisson Blu |
| 3. The Soho | 7. Hotel Café Royal | |
| 4. Hazlitt's | 8. W London | |

CAFÉS

- | | | |
|-------------------|--------------------|---------------|
| 1. L'Eto | 5. Flat White | 9. Hideaway |
| 2. Café Leon Dore | 6. Grind | 10. Old Spike |
| 3. Bar Italia | 7. The Living Room | 11. Compan |
| 4. Maison Bertaux | 8. Kiss the Hippo | 12. Kofee |

HEALTH & FITNESS

- | | | |
|----------------|------------------|-----------------------------------|
| 1. Third Space | 3. Fitness First | 5. Marshall Street Leisure Centre |
| 2. Barry's | 4. Topnotch | |



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references to condition and necessary permission for use and occupation, and other details are given
in good faith and are believed to be correct, but any intending purchasers or occupiers should not
rely on them as statements or representations of fact, but must satisfy themselves by inspection or
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Marketing: Stuart Chapman Design