

GREAT VALUE – *RENT ONLY £37.50 PER SQ FT FOR YEAR 1

Commercial Property Advisers
Chartered Surveyors

FULLY FITTED AND FURNISHED, GRADE A OFFICE

TO LET

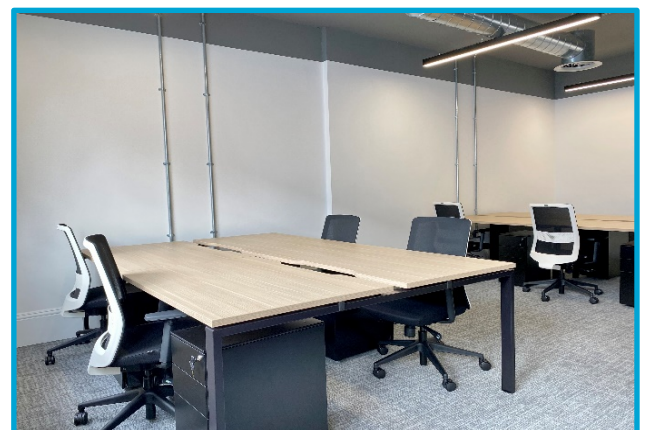
3rd FLOOR - 1,700 SQ FT

COMPREHENSIVELY REFURBISHED

VIEWS OVER SOHO SQUARE



**CLICK HERE
TO VIEW
VIDEO TOUR**



3 SOHO SQUARE, W1D 3HD





Location

On the west side of Soho Square just to the north of Carlisle Street. The property overlooks one of London’s most historic and renowned squares. Soho Square is the beating heart of the creative and media industry with well renowned neighbours such as the BBFC, Twentieth Century Fox and Sir Paul McCartney’s MPL Communications. Tottenham Court Road station (Central line, Northern line and Elizabeth line/Crossrail services) is within a few minutes walking distance to the East. There are multiple shopping facilities and a host of bars and restaurants in the immediate area.

Description

A prominent and attractive, Grade II listed period fronted building. The property has been comprehensively refurbished providing top of the range, modern offices. This includes exposed services, air-conditioning with fresh air ventilation (installed circa February 2022), LED lighting and rewiring. Each floor has its own electricity meter and a Tenant will have full control over their own air-conditioning and ventilation system. The 3rd floor features a brand new, CAT A + fit-out including 20 desks, 2 meeting rooms, kitchen and breakout area along with private WC’s. 3 Soho Square benefits from a reception area with a commissionaire to greet visitors, a ground floor boardroom to hire and finally, a private cinema which Tenants of the building can hire subject to availability. Tenants at 3 Soho Square have access to showers on the ground floor.

Features Include

- ✓ Fitted and furnished with 20 Desks
- ✓ 2 Meeting rooms and kitchen with breakout area
- ✓ LED Lighting on sensors
- ✓ Manned reception on the ground floor
- ✓ Modern space with exposed services
- ✓ Private Male and Female WC’s on each floor
- ✓ 24 Seat private cinema to hire by Tenants
- ✓ Passenger lift. Showers on the ground floor.
- ✓ 3.075m maximum floor to ceiling height
- ✓ Air-conditioning with fresh air ventilation

Accommodation

Floor	Sq Ft	Sq M	Availability
Fourth and Fifth	1,711	158.96	Let
Third	1,700	157.94	Available
Second	1,712	159.05	Let



Terms

A new lease by arrangement direct from the long leaseholders at a rent of £37.50 per sq ft for year 1 subject to a minimum lease term certain of 3 years. The rent will then rise to £75 per sq ft in years 2 and 3.

Rates Payable

Approximately £28.73 per sq ft. Prospective Tenants are advised to verify the rates payable with the Local Authority.

Service Charge (2025 Budget)

Estimated at £14.70 per sq ft.

VAT

The property is elected to tax for VAT.

Further Information & Viewings (via Sole Agents)

Connor Cummings
Cummings Commercial
020 7758 4134
07957 263 140

cmc@cummings-commercial.com



Justin Cummings
Cummings Commercial
020 7758 4132
07768 730 287

jgc@cummings-commercial.com



Alex Cummings
Cummings Commercial
020 7758 4133
07966 697 476

ac@cummings-commercial.com






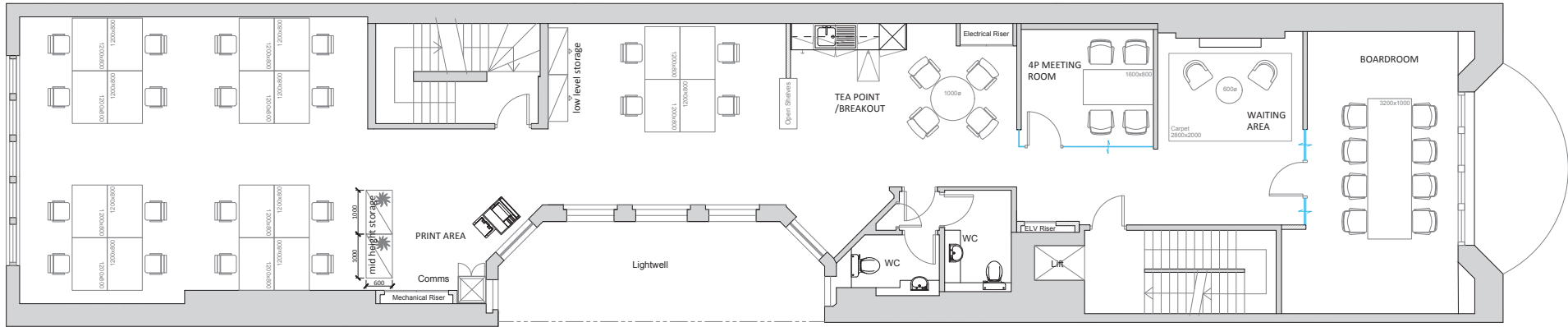
3 SOHO SQUARE

THIRD FLOOR - FIT OUT

1:50 @ A1 / 1:100 @A3

Key:

-  Existing Walls
-  New stud wall
-  New Single Glazing



01 THIRD FLOOR - PROPOSED FIT OUT
LP(0)603 SCALE: 1:50

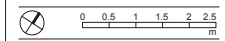
- Revisions:
- 04 13.02.24 As built dims. Furniture Proposal
 - 03 09.02.24 Break out Area
 - 02 22.08.22 Boardroom screens
 - 01 19.08.22 For information
 - 00 18.06.22 For information



Project
3 Soho Square
London
WD1 3HD

Client
BBFC

Drawing Title
Third Floor
Proposed Fit Out



Drawn by FS
Checked by AC
Scale 1:50@A1

Status
For Comment

Job number 028
Drawing number LP(0)603
Revision 04