

TO LET**NEWLY REFURBISHED 1ST FLOOR OFFICE IN THE HEART OF SOHO****53 GREEK STREET, LONDON W1D 3DR (1ST FLOOR)**

442 SQ. FT.

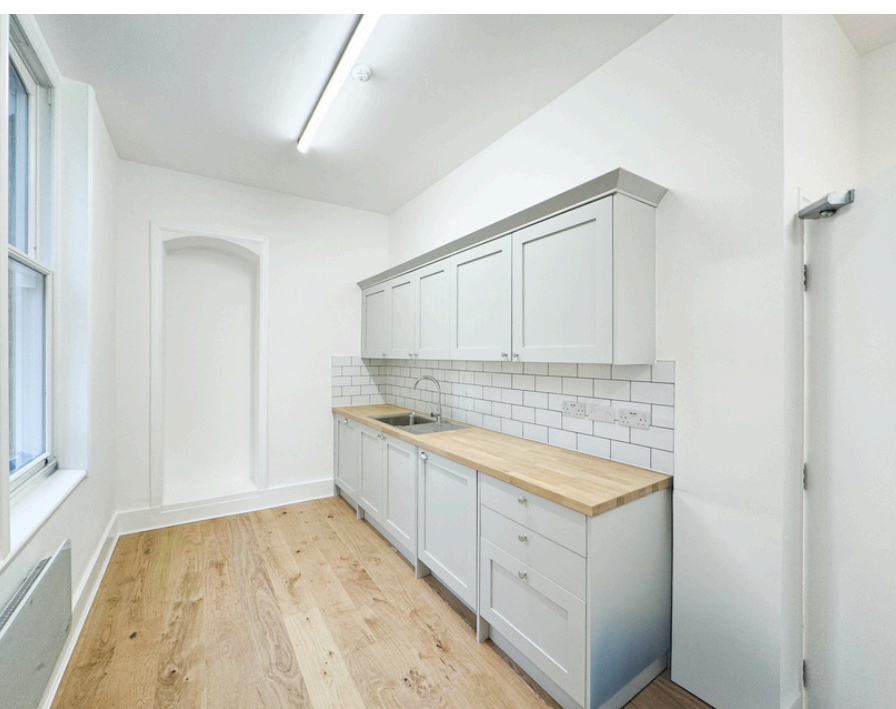
LOCATION ([GOOGLE MAPS LINK](#))

The premises occupies a prominent location on Greek Street, close to the junction with Soho Square. The street is full of popular restaurants, cafés, and bars for tenants to utilise. The street is well-served by public transport, with several underground stations nearby, including Leicester Square, Tottenham Court Road, and Piccadilly Circus, all within walking distance.

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19 Margaret Street, London W1W 8RR

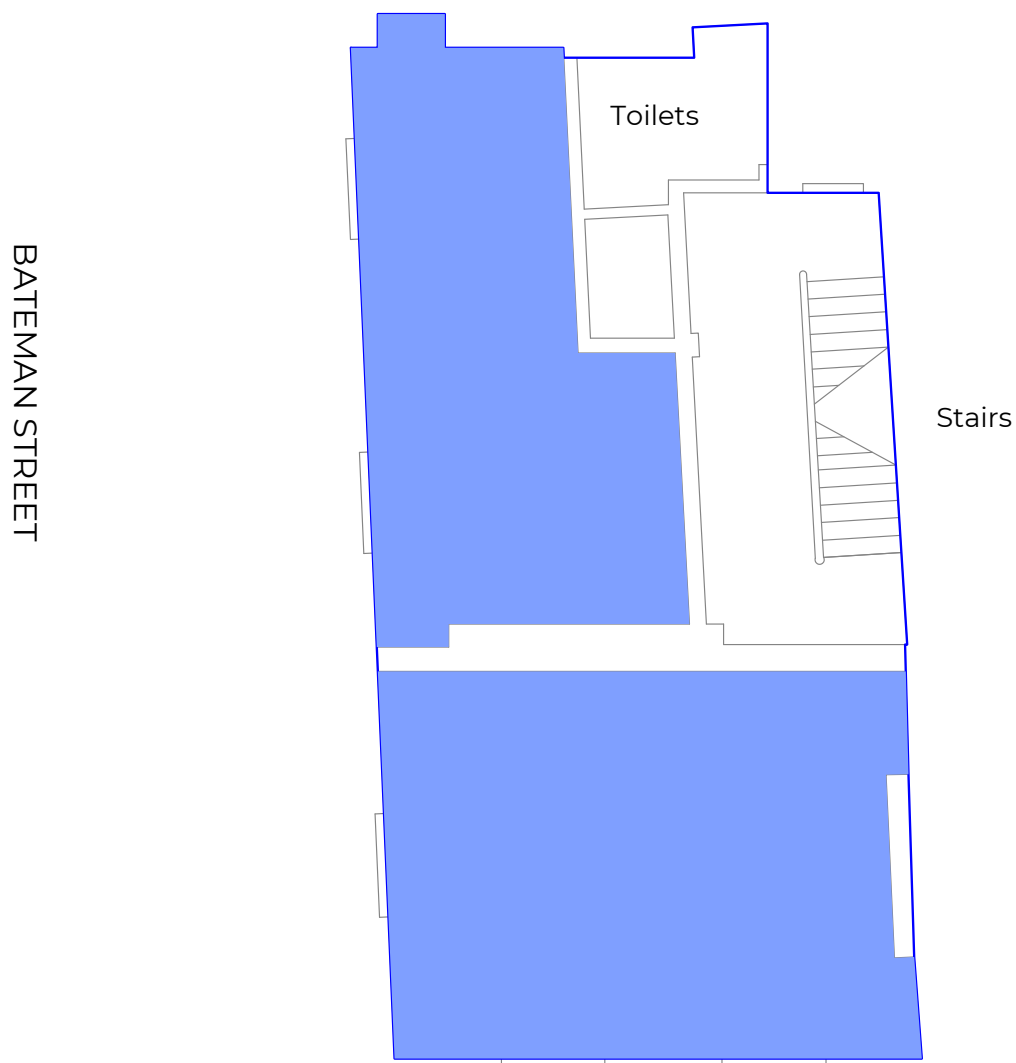
Tel: 020 7637 0821 Email: info@rib.co.uk



ACCOMMODATION

First Floor

NIA - 41.1 SQ M / 442 SQ FT



DESCRIPTION

Newly renovated. this first-floor office space offers modern features in a sought-after Soho location. Highlights include air conditioning, excellent ceiling heights throughout, new timber flooring, strip lighting, a kitchenette, WC, and superb natural light. Perfect for teams or creative professionals looking for a fresh, inspiring workspace in the heart of Soho.

LEASE

A new lease granted direct with the landlord, outside of the Landlord and Tenant Act 1954 for a term to be agreed.

FLOOR PLANS

Available upon request.

VAT

Payable on top of rent.

EPC

Available on click.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

POSSESSION

Upon completion of legal formalities.

BREAKDOWN

Size (sq.ft.)	442
Rent (p.a.)	£37,500
Estimated Rates Payable (p.a.)	£10,978
Service Charge (approx.) Approx.	£2,241
Estimated Occupancy Cost (p.a.)	£50,719

AMENITIES

- Air conditioning (not tested)
- Excellent ceiling heights throughout
- Newly installed timber flooring
- Strip lighting
- Kitchenette and WC
- Superb natural light

VIEWINGS:

Strictly through Robert Irving Burns.

Ben Kushner

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Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.

January 2025.

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.