

41 GREAT PULTENEY STREET
LONDON
W1F 9NZ

FULLY FITTED OFFICE TO LET | 2,960 SQ FT | £82.00 PER SQ FT



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SUBJECT TO CONTRACT: INREAL Group Limited for themselves and for the vendors or lessors of this property whose agents they are given notice that:-

(1) The particulars are set out as a general outline for the guidance of the intending purchasers and do not constitute part of an offer or contract, (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as standards or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (3) No persons in the employment of INREAL Group Limited has any authority to make or give any representation or warranty whatsoever in relation to this property. SUBJECT TO CONTRACT

41 GREAT PULTENEY STREET, SOHO

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1st FLOOR

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LOCATION

This impressive office building is located in the heart of Soho on the west side of Great Pulteney Street and close to the junction of Brewer Street. Oxford Street Station Piccadilly Circus and Tottenham Court Road Stations are within walking distance.

PREMISES

INREAL is delighted to announce the availability of the recently refurbished 1st floor of 41 Great Pulteney Street. This air-conditioned office floor totals 2,960 sq. ft. and has a manned ground floor reception and a six-person lift. The accommodation has been fitted to a high standard and includes an open-plan desk arrangement, two generous meeting rooms, and a large kitchen/break-out area.

TERMS

RENT (Per sq. ft.)	RATES PAYABLE (Per sq. ft.)	S/C (Per sq. ft.)
£82.00	£37.20	£15.20

Assignment of the current lease until January 2030

Sub lease until January 2025

Potentially a new Lease is available on request

The building is Elected for **VAT**

EPC on Request



7 Minutes - Oxford Circus,
2 Minutes - Piccadilly Circus
7 Minutes - Tottenham Court Road

FEATURES

- High-Quality Fit-out "Plug&Play"
- Fully Furnished
- Impressive Manned Reception
- VRF Air Conditioning
- LED Luminaires
- 2 Meeting Rooms /Large Kitchen/Breakout area
- Excellent Natural light
- Modern WCs

AVAILABILITY

FLOOR	SIZE (sq. ft.)	RENT (Per sq. ft.)	RATES (Per sq. ft.)	S/C (Per sq. ft.)	TOTAL PCM (Per sq. ft.)	TOTAL PA (Per sq. ft.)
1 st	2,960	£82.00	£37.20	£15.20	£33,152	£397,824



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