



53a Brewer Street, Soho Office To Let

A light and spacious first floor office suite in central location

3rd Floor **530 SQ FT**

3rd Floor
53a Brewer Street
London
W1F 9UH



Location

Situated in the heart of Soho, the property is located on the south side of Brewer Street. Piccadilly Circus (Bakerloo & Piccadilly Lines) and Oxford Circus (Victoria, Bakerloo and Central Lines) stations are both nearby, along with a vast array of restaurants, bars and shops.



Accommodation

The accommodation is arranged in an open plan format on the first floor with a kitchen area to the rear. It benefits from the following amenities.

- Good natural light
- Entry phone system
- Communal Kitchen
- Parquet floor
- Electric heaters
- WCs in communal areas

Floor Area: 3rd floor – 530 sq ft / 49.24 sq m

Use

Offices as defined by Class E of the Town and Country Planning (Use Classes) Order 1987 as amended.

Rent

£40 per sq ft / £21,200 per annum exclusive. Subject to a 5% rent collection fee plus VAT

Lease

A new lease is available on terms to be agreed.

Service Charge

Approximately £4,215 per annum (£8 per sq ft)

Business Rates

Interested parties are encouraged to make their own enquiries with Westminster City Council.
Tel: 020 8315 2050

EPC

Available on request

Professional Costs

Each party to be responsible for their own legal and professional costs incurred in the transaction

For further information or to arrange a viewing please contact:

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 **Breckergrossmith**

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