



59-61 Brewer Street, Soho OFFICE TO LET

ALL-INCLUSIVE SMALL OFFICE SUITES IN A GOOD CENTRAL LONDON LOCATION

3rd Floor, Room 3A **275 SQ FT**

59-61 BREWER STREET
LONDON
W1F 9UN



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 & Central lines) stations are both nearby, along with a vast array of restaurants, bars and shops



BUSINESS RATES

2021/2022 Rateable Value: £11,000

Approximate Rates Payable £5,489 per annum
(£19.96 per sq ft)

Interested parties are encouraged to make their own enquires with Westminster City Council.

Tel: 020 8315 2050

EPC

Rating 105 | E

PROFESSIONAL COSTS

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

ACCOMMODATION

The accommodation is arranged in an open plan format on the 3rd floor. Kitchen & WC facilities are provided in communal areas. The accommodation benefits from the following amenities.

- Electric heaters
- Entry phone system
- Rent charged on an all-inclusive basis
- Carpet floor covering

Area: 3rd floor, Room 3A – 275 sq ft

USE

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

RENT

£16,800 per annum inclusive of service charge payments. The rent is subject to a rent collection fee of 5% plus VAT.

TERMS

A new lease is available on flexible terms to be agreed.

SERVICE CHARGE

Service charge – The rent is inclusive of service charge payments.

For further information or to arrange a viewing please contact:

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 **Breckergrossmith**

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