



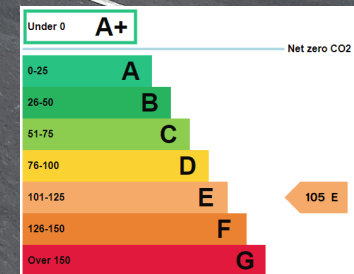
# Soho Office

Room 3D,  
59-61 Brewer Street  
Business Centre Opportunity

Class E - Office/Workshop  
c. 330 sqft - Third Floor  
£21,450.00 PA (incl. S/C)



breckergrossmith.co.uk  
020 7486 3531





## LOCATION:

Situated on the south side of Brewer Street in the heart of Soho, an area famous for its rich cultural history, and residing within close proximity to Regent Street. Piccadilly Circus and Oxford Circus underground stations are within a short walking distance.

## ACCOMMODATION:

The office is arranged as two moderately sized rooms on the third floor. Kitchen & WC facilities are provided in communal areas.

### Key Amenities:

- Electric heaters
- WCs in communal areas
- Entry phone system
- Electric heating
- Carpet floor covering



## USE:

Class E usage, suitable as an Office or light Workshop.

## TRANSACTION SUMMARY DETAILS

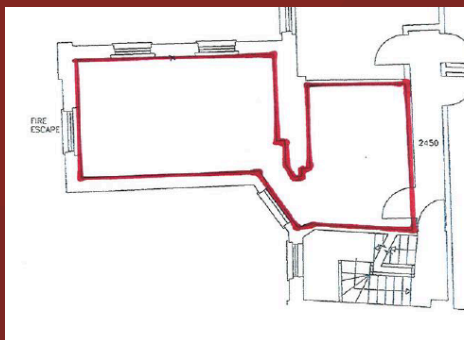
**PRICE:** £21,450.00 PAX. Subject to a rent collection fee of 5% plus VAT. Inclusive of Service Charge.

**INSURANCE:** The estimated insurance premium for the year ending 23 June 2025 is £784.62. This is subject to a 12.5% management charge plus VAT.

**BUSINESS RATES:** The VOA has recorded a Rateable Value of £15,750, for 2024/25. Interested Parties are advised to make their own enquiries with Local Authority.

**LEGAL COSTS:** Prospective Tenants will underwrite the Landlord's legal costs. Each party will otherwise be responsible for their own legal and professional costs incurred.

**FLOOR PLAN:**



**CONTACT US TO  
ARRANGE A VIEWING:**

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