

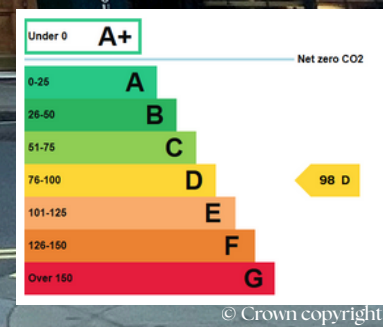
# Soho Office

1st Floor,  
53A Brewer Street  
W1F 9UH

Class E -  
Office/Workshop  
615 sqft - 1<sup>st</sup> Floor  
£36,500 per annum excl.



breckergrossmith.co.uk  
020 7486 3531







## LOCATION:

Situated on lively Brewer Street in Soho, London, the offices at 53a enjoy a prime West End location. Surrounded by acclaimed restaurants, bars, and shops, the area offers a dynamic environment with excellent transport links—ideal for creative and forward-thinking businesses looking to thrive in a buzzing, well-connected district.

## ACCOMMODATION:

This characterful, airy first floor office is arranged in an open plan floorplate with a kitchen area to the rear. Benefits from:

- Great natural light
- Entry Phone System
- Demised Kitchen
- Parquet Floor
- Electric Heating
- Communal WC's



## USE:

Class E - Office / Workshop Usage

Other uses may also be considered

## TRANSACTION SUMMARY DETAILS

**PRICE:** £36,500 PAX, charged quarterly, and subject to a 5% rent collection fee plus VAT

**TERMS:** New lease direct from landlord, on terms to be agreed.

**BUSINESS RATES:** Interested Parties are advised to make their own enquiries with Local Authority.

**SERVICE CHARGE** The estimated service charge for the year ending 31 March 2026 is £4,959.00. This is subject to a 12.5% management charge plus VAT.

**INSURANCE** The estimated insurance premium for the year ending 23 June 2026 is £1,132.99. This is subject to a 12.5% management charge plus VAT.



### CONTACT US TO ARRANGE A VIEWING:

**Richard Brecker | 07836 246 777**  
**[Richard@breckergrossmith.co.uk](mailto:Richard@breckergrossmith.co.uk)**

**Preenal Gondhea | 020 7908 2685**  
**[Preenal@breckergrossmith.co.uk](mailto:Preenal@breckergrossmith.co.uk)**