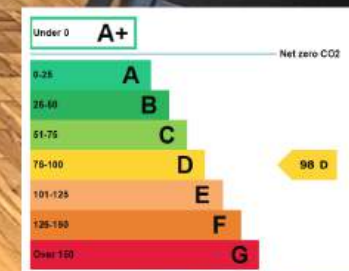


Soho Office
1st Floor,
53A Brewer Street

Class E -
Office/Workshop
615 sqft - 1st Floor
Rent on Application

breckergrossmith.co.uk
020 7486 3531





LOCATION:

Situated on lively Brewer Street in Soho, the offices at 53a enjoy a prime central London 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:

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

- Bright, Airy Space
- 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: Rent on Application, charged quarterly, and subject to a 5% rent collection fee plus VAT

TERMS: New lease on terms to be agreed, subject to Vacant Possession.

BUSINESS RATES: The VOA has recorded a Rateable Value of £31,250. for 2025/26. 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:

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