

# 4 D'Arblay Street, London, W1



## Self-Contained Soho Townhouse on D'Arblay Street to Let – 810 sq ft

OFFICE

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### Description

The offices, which have been newly decorated, benefit from an abundance of natural light through feature wooden sash windows front and rear. All floors have just undergone a comprehensive redecoration, to include, new carpets, new spot lighting and new WC/shower facilities and are now a fine example of quaint soho accommodation with modern fittings to suit a modern day occupier.

The premises comprise the self-contained upper parts of an attractive Grade II listed building with its own dedicated entrance.

### Location

The building is situated on the northern side of D'Arblay Street, Wardour Street and Berwick Street is at either end of the road.

The Transport Links are superb with the property being within close proximity of Tottenham Court Road (Central & Northern Lines) and Oxford Circus (Central, Victoria & Bakerloo Lines) underground stations.

### Accommodation (NIA)

The premises is arranged over first, second and third floors

Description	sq ft	sq m
1st Floor	292	27.13
2nd Floor	292	27.13
3rd Floor	226	20.10
<b>Total</b>	<b>810</b>	<b>74.36</b>

### Lease Terms

A new lease is available, direct from the Landlord, for a term to be agreed.



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Levy Real Estate LLP  
Heddon House, 149-151 Regent Street  
London W1B 4JD

T +44 20 7930 1070  
E [info@levyrealstate.co.uk](mailto:info@levyrealstate.co.uk)

[www.levyrealstate.co.uk](http://www.levyrealstate.co.uk)



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### Specification

- Self-contained townhouse
- Part fitted
- Newly redecorated throughout
- 24 hour access
- Feature wooden sash windows
- Spot lighting throughout
- Fitted kitchen
- WC's
- Demised shower

### Quoting Rent

£67.50 per sq.ft

### Business Rates

£25.00 per sq ft

### Service Charge

c£4.00 per sq ft

### Further Information

For further information or to organise a viewing, please contact:

**Samantha Jones**

T 07800 539 387

E [samantha.jones@levyrealestate.co.uk](mailto:samantha.jones@levyrealestate.co.uk)

**Monmouth Dean**

T: 07788 724 400

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# Business Design Centre, 52 Upper Street, N1

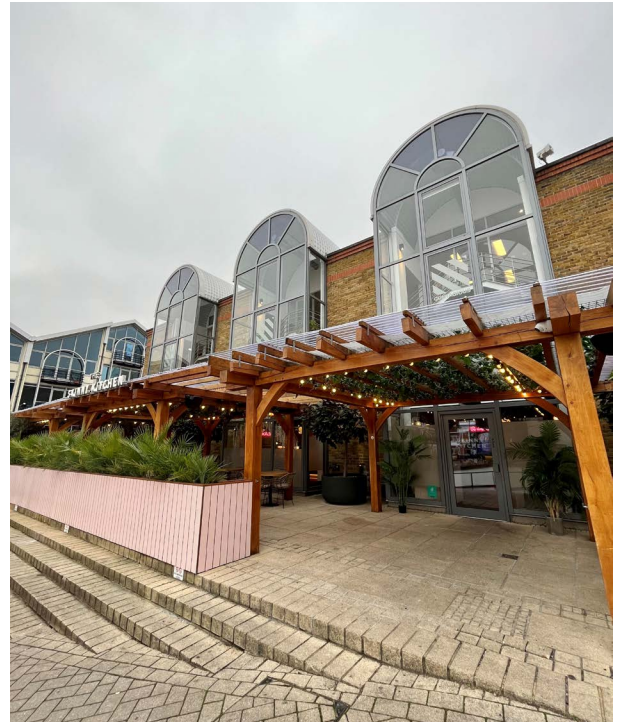


Prominent contemporary office space in the heart of Islington

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## Exterior Photo



## Further Information

For further information or to organise a viewing, please contact:

### Samantha Jones

T 0207 747 0140

E [samantha.jones@levyrealestate.co.uk](mailto:samantha.jones@levyrealestate.co.uk)

### Simon Tann

T 0207 747 0141

E [simon.tann@levyrealestate.co.uk](mailto:simon.tann@levyrealestate.co.uk)

### Megan Carr

T: 0207 747 0143

E: [megan.carr@levyrealestate.co.uk](mailto:megan.carr@levyrealestate.co.uk)

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