

23 Meard Street, Soho, W1 – 1,180 Sq. Ft.

A Self-Contained, High Quality, Modern Townhouse Office Located in
the Heart of Soho



OFFICE

London | Consultancy | Transactions | Independent | Experienced

Location

Located in the heart of Soho, 23 Meard Street resides on a discrete thoroughfare connecting Dean and Wardour Street. The surrounding area is recognised as the creative hub of London's expanding media industry and has the densest concentration of restaurants, cafés, clubs and bars in central London and truly represents the vibrant, bustling heart of this amazing city. Soho is a location roughly bounded by Oxford Street to the north, Charing Cross Road to the east, Leicester Square to the south and Regent Street to the west.

Transport

Transport links are excellent, Piccadilly Circus (Bakerloo and Piccadilly Lines), Tottenham Court Road (Northern and Central Lines) and Oxford Circus (Bakerloo, Central and Victoria Lines) are all within walking distance of the property. In addition, the building's connectivity is further enhanced by its proximity to numerous key bus routes.

Description

This office space is available as a self-contained building, split over four floors with a private entrance. The building has been comprehensively renovated to include new wood engineered flooring and staircases, modern WCs on each floor, Air-Conditioning, intercom service and security system. The 3rd Floor has an attractive mezzanine floor which leads onto a small roof terrace.

Accommodation (NIA)

The property is arranged over the 1st-4th floors, comprising the following approximate net internal floor areas:

Floor	sq ft	sq m
1st Floor	323	30.0
2nd Floor	322	29.9
3rd Floor	337	31.3
Mezzanine (4th Floor)	198	18.4
Total	1,180	109.6



Specifications

- Central Soho Location
- Newly Refurbished
- Terrace
- Wood engineered flooring and staircases
- A/C
- Kitchen
- Intercom System
- Security System
- Modern WCs
- Feature mezzanine floor

EPC

Available on request.

Rent

£60.00 per sq ft.

Rates

c. £25.45 per sq ft.

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Service Charge

c. £2.00 per sq ft.

Lease Terms

A new lease is available directly from the Landlord.

Further Information

For further information or to arrange an inspection please contact:

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