

LONIC

020 7486 0900
LONDON & NEW YORK

**BRIGHT, FULLY FITTED OFFICE
AVAILABLE
IN TRENDY SOHO**

£35,000 ALL INCLUSIVE RENT

**460 SQ. FT.
43 SQ. M.**

2ND FLOOR,
73 BEAK
STREET,
W1F 9SR



Viewings
through
joint agents:

Jonny Novick

jn@lonic.uk

07811100622

Michael Firestone

mf@lonic.uk

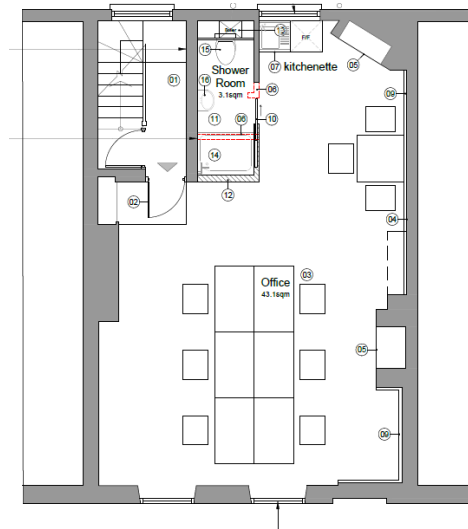
07909 224 095

Bright Fully Fitted
Office Available In
Trendy Soho

FLOOR	SIZE SQ. FT SQ. M.	TOTAL INCLUSIVE COST PA PCM
2nd	460 43	£35,000 £2,917



FLOOR PLAN:



LOCATION:

The property is located mid-way along Beak Street, within the heart of Soho. Oxford Circus and Piccadilly Circus underground stations are within a short walking distance.

ACCOMMODATION:

The premises comprises of an open plan office, with 4 desks (space for 6), toilet, large sash windows and wood flooring. Full refurbishment of the property by the Landlord to take place at the end of January 2022, including new perimeter trunking, wood flooring, kitchen, WC, shower, lighting, central heating, desks and furniture.

.LEASE:

A new lease directly with the Landlord. The lease will be excluded from the Landlord & Tenant Act 1954.

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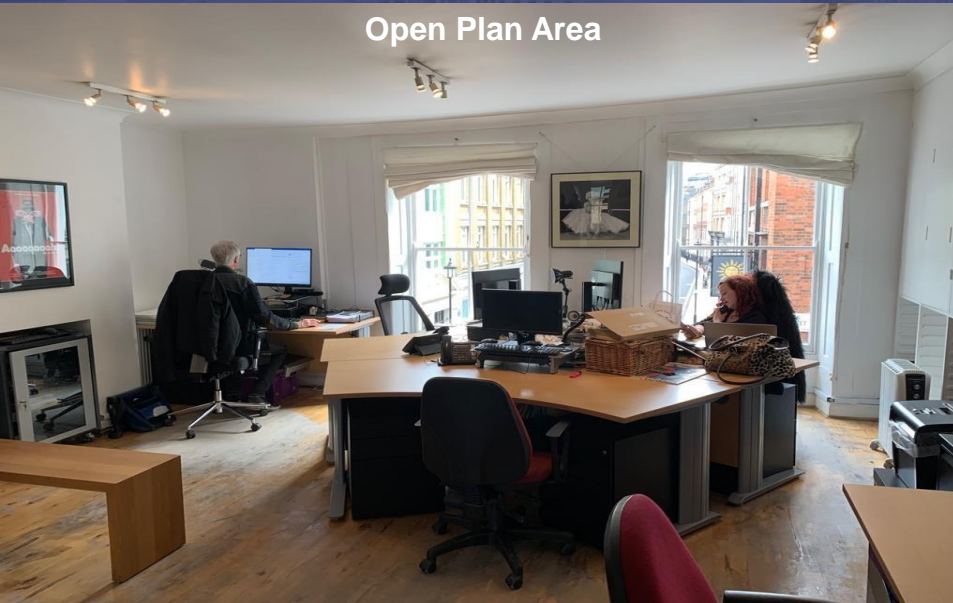
**2nd FLOOR,
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Amenities:

- 6 x Person Office
- Dual Aspect
- Kitchenette
- WC
- Wood Flooring
- Perimeter Trunking
- Large Sash Windows
- Excellent Natural Light
- Open Plan
- Excellently Located In The Heart of Soho

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. This should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted exclusive of VAT where appropriate.

Open Plan Area



Kitchen



Kitchen



Open Plan Office Area

