

29-35
LEXINGTON STREET

LONDON, W1F 9AH

RIB

ROBERT IRVING BURNS



TO LET

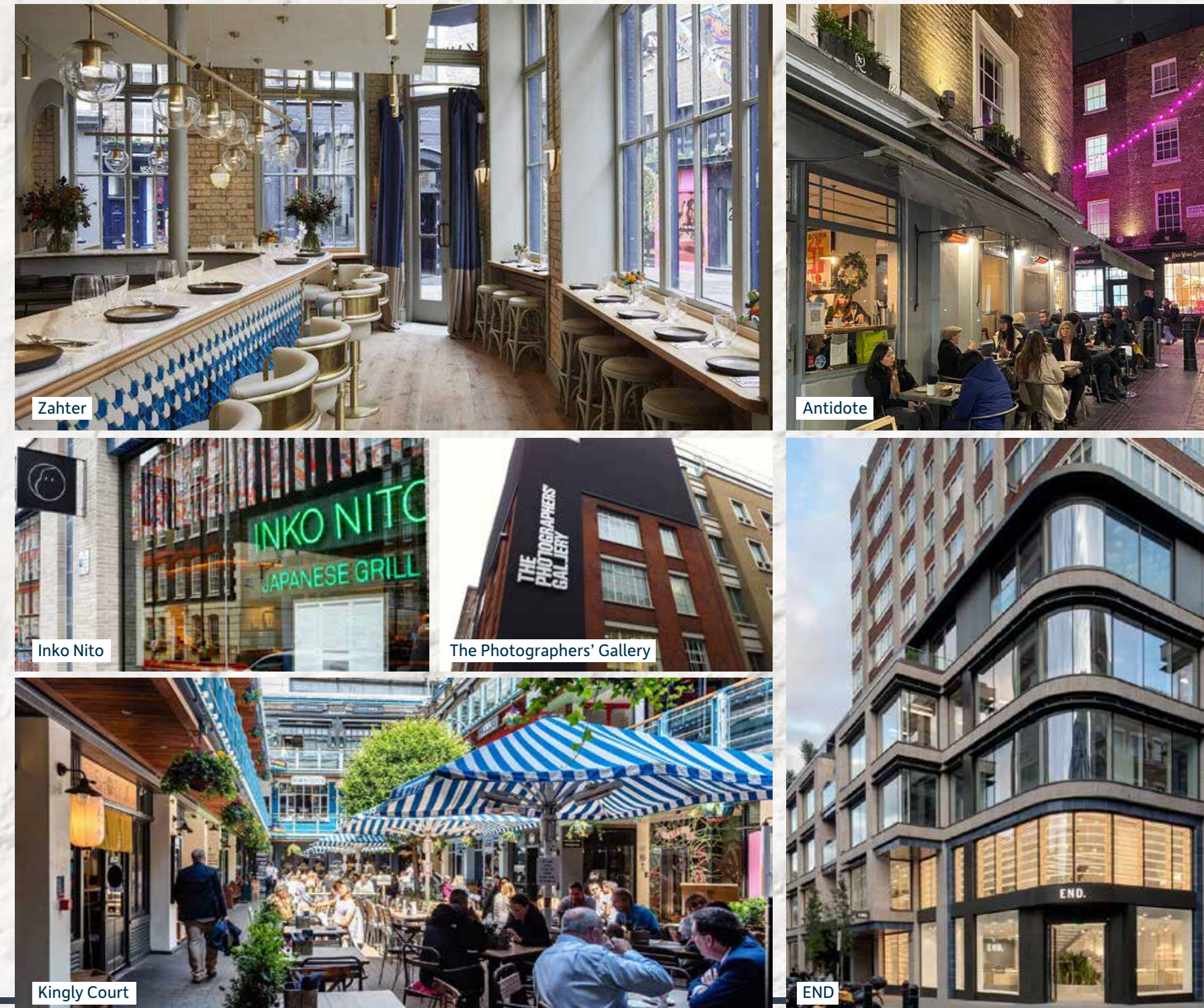
STUNNING SOHO OFFICES

2ND & 3RD FLOOR
FROM 1,135 SQ.FT TO 2,395 SQ.FT

LOCATION

The building is located on the west side of Lexington Street, between Beak Street and Brewer Street to the south. Oxford Circus (Bakerloo, Victoria, Central Lines, 0.4 miles) and Piccadilly Circus (Bakerloo, Piccadilly Lines, 0.2 miles) are the nearest underground stations providing unrivalled access to all parts of London.

Soho is internationally prominent for its association with the Media industry and the area is well served by the retail utopia of Regent Street and Carnaby Street. The location further offers an abundance of eateries and bars which adds to the eclectic mix of Soho.



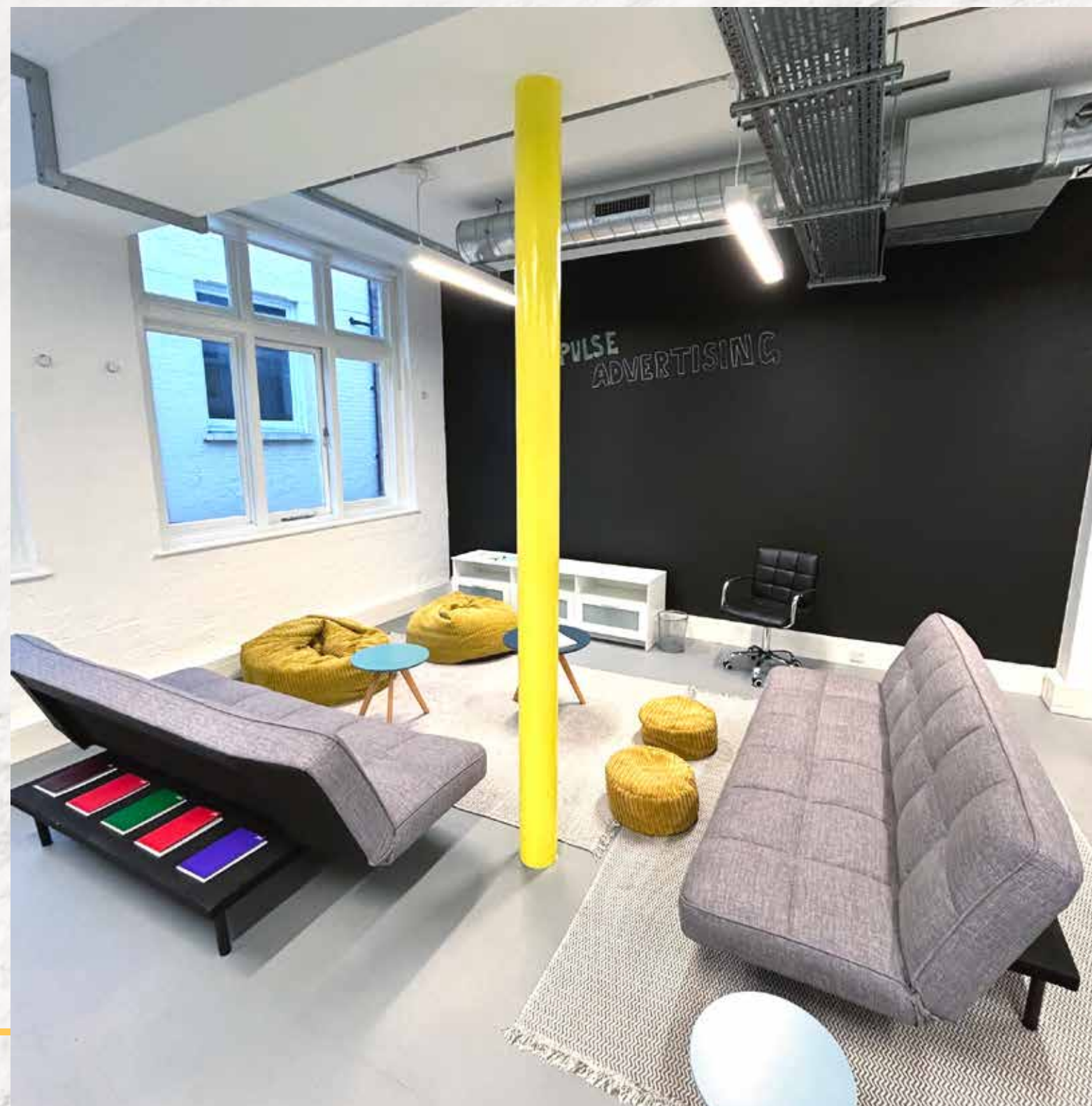
RETAIL	WELLBEING & CULTURE	FOOD & DRINK
1. Liberty of London	10. The London Palladium	16. Kingly Court
2. Levi's	11. Third Space Soho	17. Antidote
3. Ganni	12. Barry's Bootcamp	18. Pastaio
4. Muji	13. Skin Laundry	19. Dishoom
5. End	14. MoreYoga	20. Farm Girl
6. Ray-ban	15. The Photographers' Gallery	21. Pizza Pilgrims
7. Third Man Records		22. Ugly Dumpling
8. Le Labo		23. Zahter
9. Aesop		24. Inko Nito



DESCRIPTION

The second floor is fully fitted and furnished providing CAT A+ office space. The space is complete with large meeting rooms, exposed services, resin flooring and excellent natural light to front and back. The 2nd Floor also comes fully plug-and-play and air-conditioned (not tested).

The Third Floor offers a light vibrant space for a variety of occupiers, not fitted. The building benefits from excellent street frontage, with 24 hour access. The exposed features brings a characterful, modern office environment.



BOARDROOM 2ND FLOOR

AMENITIES



Grade A+ (2nd Floor)



Excellent Street Frontage



Double Aspect Natural Light (2nd Floor)



Exposed Features



LED Lighting



Air Conditioning (Not Tested)



Part Open Plan Accommodation With Meeting Room (1x on 2nd Floor and 2x on 3rd Floor)



Existing Furniture Available (2nd Floor)



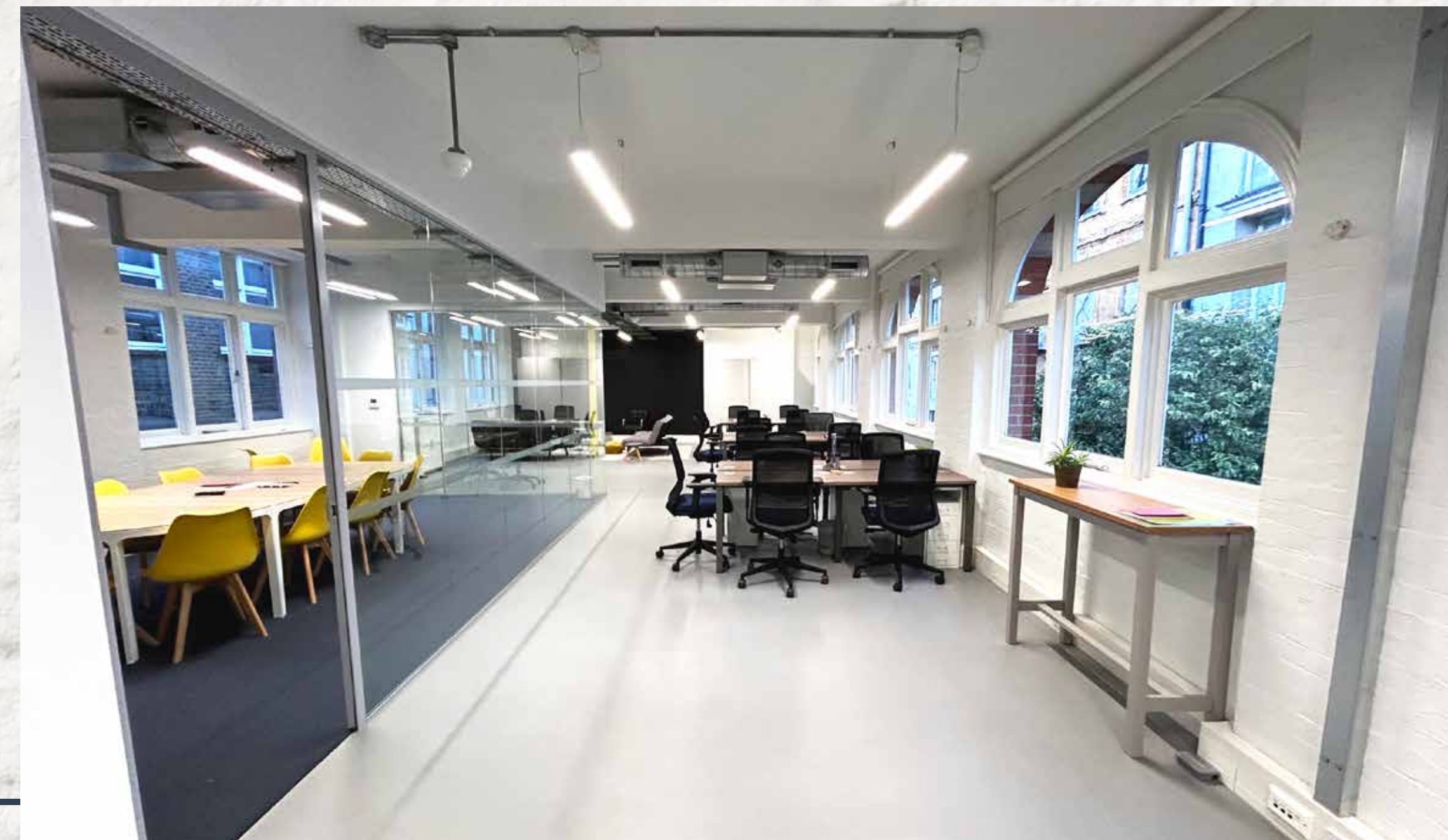
Intercom System (2nd Floor)



W/Cs



24 Hour Access



2ND FLOOR

2ND FLOOR

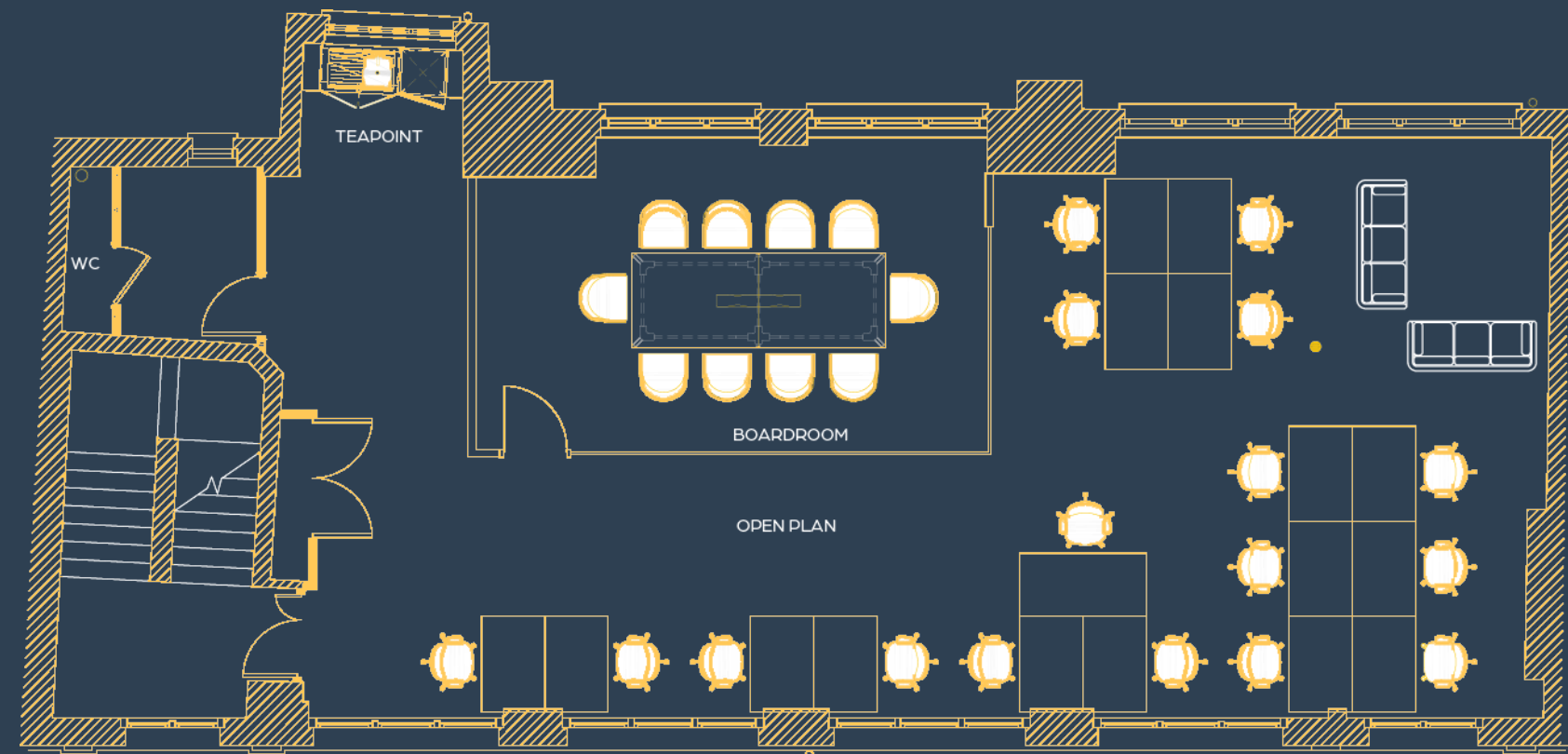


3RD FLOOR

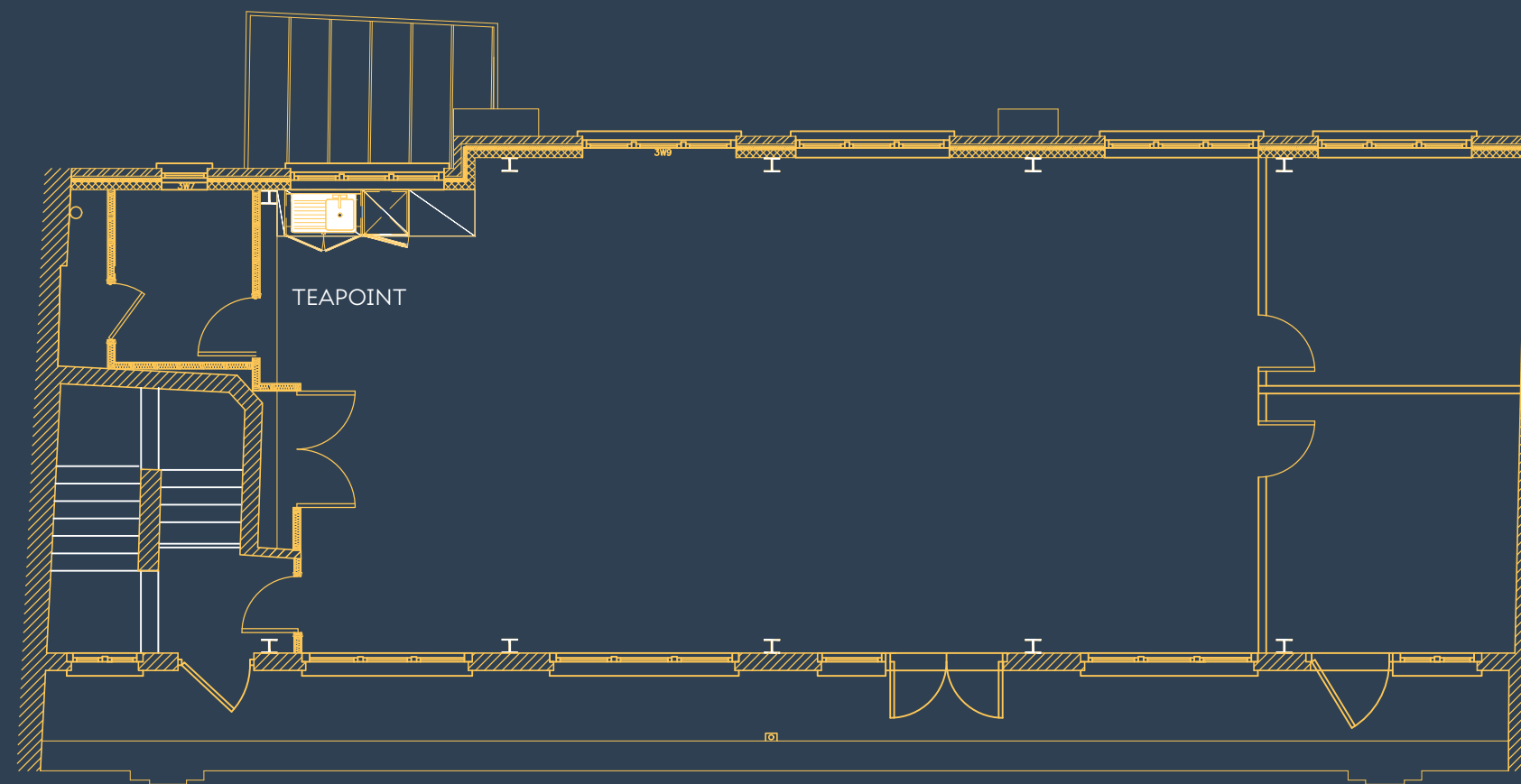


FLOOR PLANS

Current fit out for indicative purposes only. Not to scale.



2ND FLOOR 1,260 SQFT



3RD FLOOR 1,135 SQFT

FINANCIALS

FLOOR	2ND	3RD	TOTAL
Size (sq. ft.)	1,260	1,135	2,395
Quoting Rent (p.a.) excl.	£88,200	£73,775	£161,975
Estimated Rates Payable (p.a.)	£31,627	£27,241	£58,868
Service Charge (p.a.)	£19,784	£17,821	£37,605
Estimated Occupancy Cost excl. (p. a.)	£139,611	£118,837	£258,449

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

LEASE

Sublease(s) for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

VAT

TBC.

FLOOR PLANS

Scaled floors plan available on request.

VIEWINGS

Strictly through Robert Irving Burns.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.

March 2024.

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