

2 SOHO SQUARE

LONDON W1

STUNNING FULLY
REFURBISHED OFFICES



A GRADE II LISTED
GEORGIAN TOWN HOUSE
OVERLOOKING THE GARDEN SQUARE

2 SOHO SQUARE, LONDON W1

4,035 sq ft (374 sq m) Approx



2 Soho Square has been completely refurbished throughout and provides Grade A contemporary offices while restoring many of the building's original features. The building is a Grade II listed Georgian town house overlooking the gardens of Soho Square.

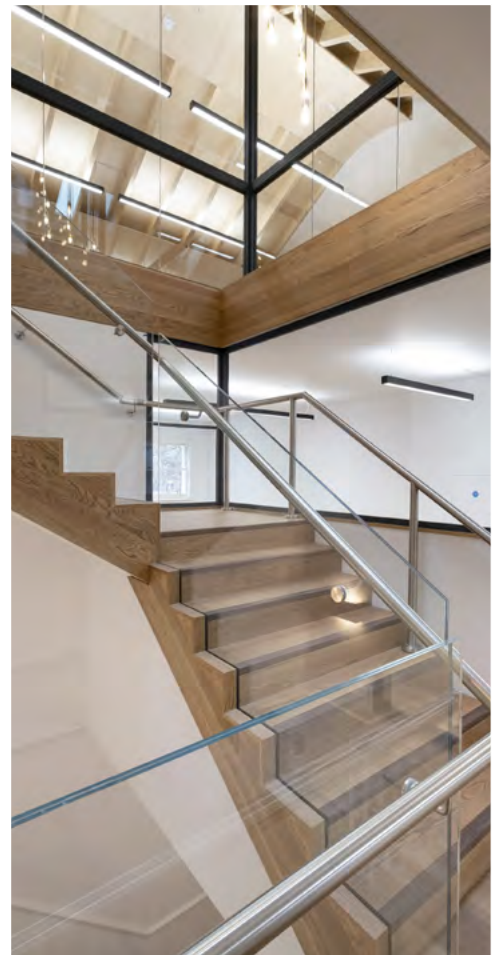
The third and fourth floors have been integrated to offer a 'loft style' environment contrasting with the historic nature of the rest of the building. A dominant feature is the connecting staircase and fourth floor skylights.



2 SOHO SQUARE, LONDON W1



| | | |
|--------------------|--------------------|-----------------|
| 4th Floor | 585 sq ft | 54 sq m |
| 3rd Floor | 715 sq ft | 66 sq m |
| 2nd Floor | 665 sq ft | 62 sq m |
| 1st Floor | 725 sq ft | 67 sq m |
| Ground Floor | 680 sq ft | 63 sq m |
| Lower Ground Floor | 665 sq ft | 62 sq m |
| TOTAL | 4,035 sq ft | 374 sq m |



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COMPREHENSIVELY REFURBISHED THROUGHOUT:



New glass lift

New air conditioning

Oak hardwood flooring



Fitted kitchen

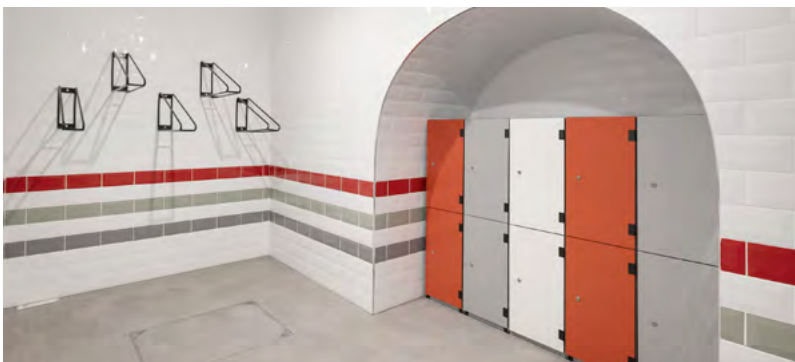
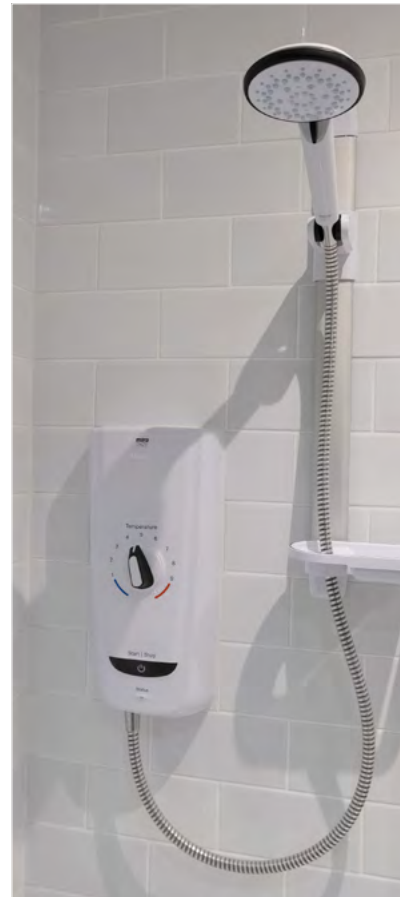
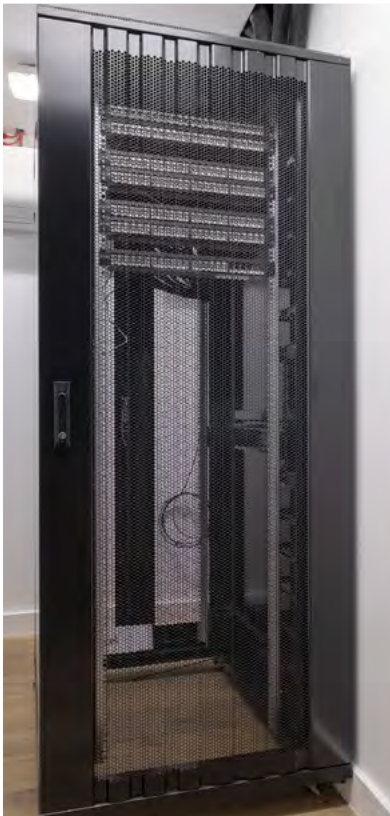
Floor boxes

Data provision

Sprinkler system

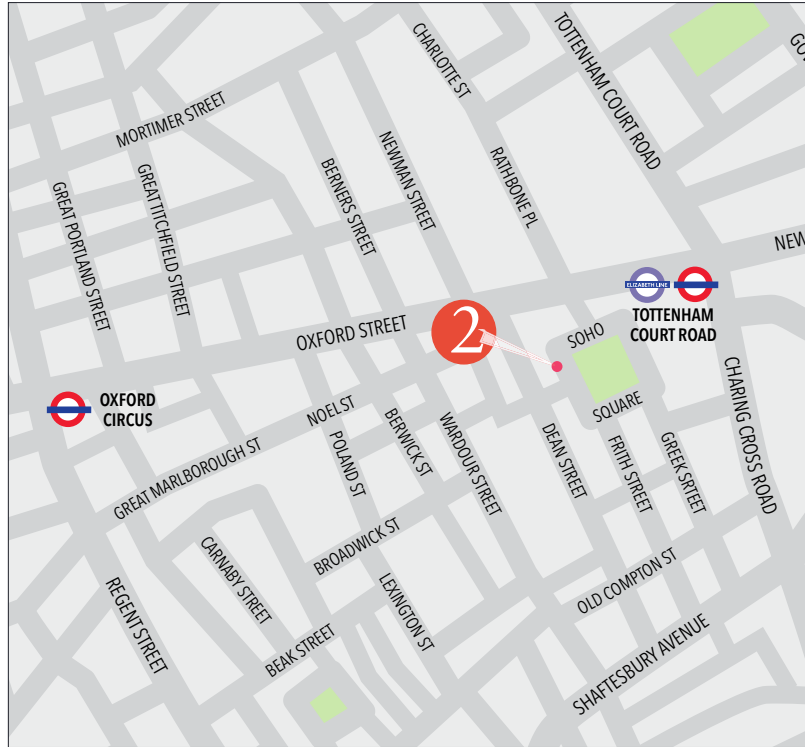
Shower facilities

Bike storage



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This imposing building occupies a prominent position on the west side close to the junction with Carlisle Street and overlooking the gardens of Soho Square. Being one of Soho's most prestigious locations, the property is well served by restaurants, cafés, bars and shops and is in close proximity to Tottenham Court Road Underground station which includes access to the new Elizabeth Line.



TERMS

Full rent and lease terms on request

EPC

B47

VIEWING

By appointment through landlord's sole agents:



Richard Spencer

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Note that particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax. (October 2023)