

STUNNING FULLY REFURBISHED OFFICES

2 SOHO SQUARE

LONDON W1

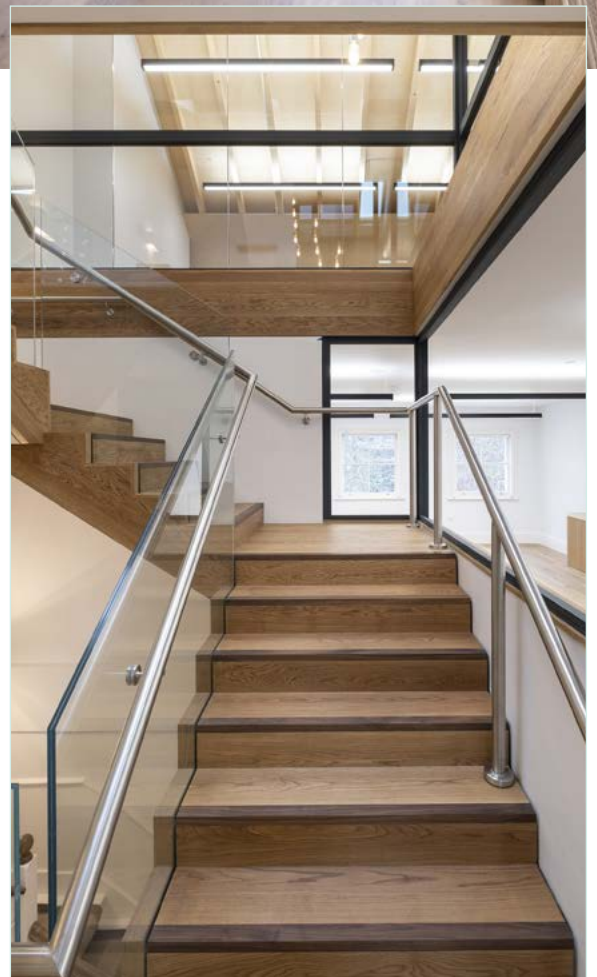


A GRADE II LISTED GEORGIAN TOWNHOUSE
OVERLOOKING THE GARDEN SQUARE
4,035 SQ FT (374 SQ M) APPROX



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 townhouse 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.

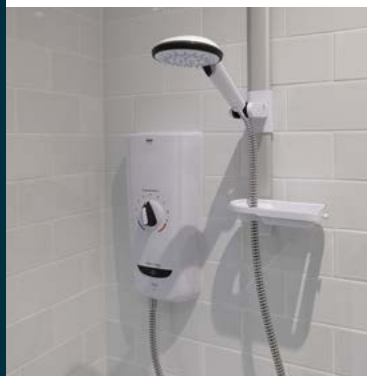
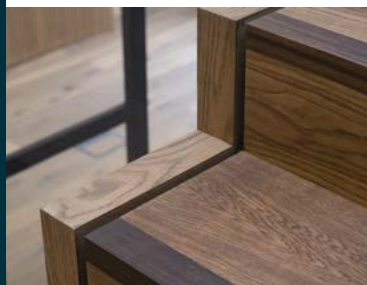




4th Floor	585 sq ft	54 sq m
3rd Floor	715 sq ft	66 sq m
2nd Floor	665 sq ft	62 sq m
1st Floor	725 sq ft	67 sq m
Ground Floor	680 sq ft	63 sq m
Lower Ground Floor	665 sq ft	62 sq m
TOTAL	4,035 sq ft	374 sq m



COMPREHENSIVELY REFURBISHED THROUGHOUT



NEW GLASS LIFT

NEW AIR CONDITIONING

OAK HARDWOOD FLOORING

FITTED KITCHEN

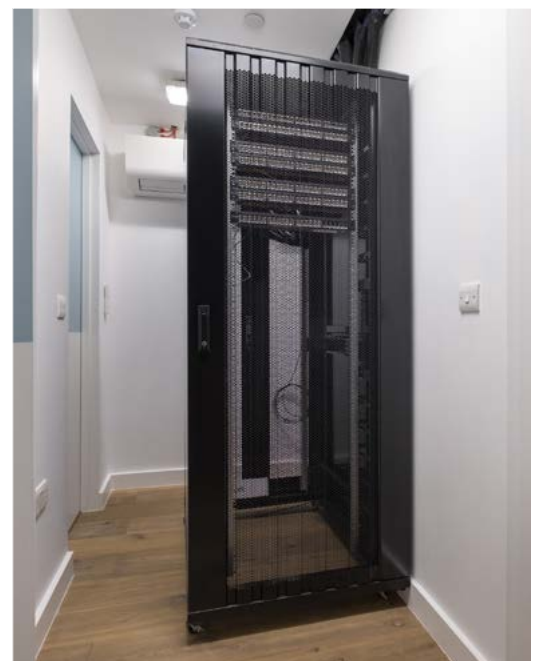
FLOOR BOXES

DATA PROVISION

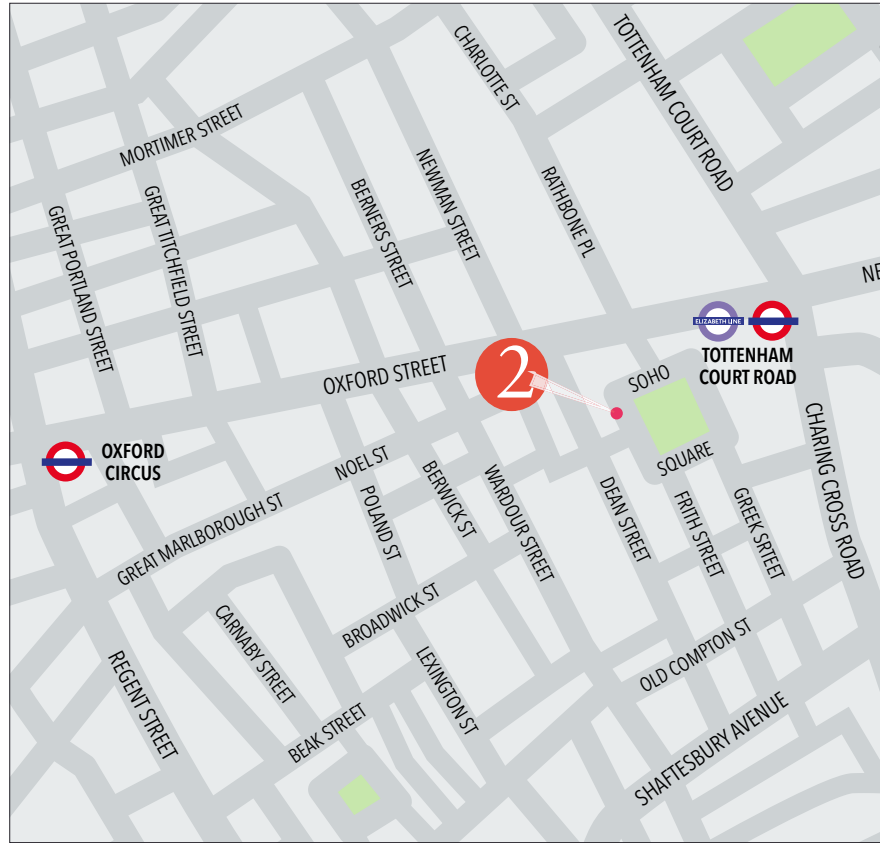
SPRINKLER SYSTEM

SHOWER FACILITIES

BIKE STORAGE



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. (May 2024)