



## 2 Bouchier Street

London, W1D 4HX

**Boutique self-contained office in the heart of vibrant Soho benefiting from a dedicated private terrace with views.**

**381 to 1,352 sq ft**  
(35.40 to 125.60 sq m)

- Boutique self-contained office property in Soho
- Private courtyard area
- Roof terrace with views of the BT Tower
- On-floor kitchenette facilities
- WCs
- New lease available direct from the Landlord
- Nearest stations: Piccadilly Circus, Leicester Square, Oxford Circus & TCR

# 2 Bouchier Street, London, W1D 4HX

## Summary

Available Size	381 to 1,352 sq ft
EPC Rating	Upon enquiry

## Description

2 Bouchier Street is the ideal HQ opportunity for a progressive business looking to make their mark in the Soho district. The building is arranged over Lower Ground to 3rd floors benefiting from a private courtyard and roof top terrace with views of the BT Tower.

## Location

Nestled between Wardour Street and Dean Street, the area offers a unique and inspiring work environment popular with media companies, advertising agencies, design studios, and tech start-ups.

There are an array of tube stations in close proximity to the property including Oxford Circus, Tottenham Court Road, Piccadilly Circus and Leicester Square ensuring easy access from all corners of London.

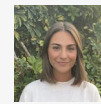
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd	455	42.27	Under Offer
2nd	473	43.94	Available
1st	460	42.74	Under Offer
Ground	381	35.40	Available
Lower Ground	498	46.27	Available
<b>Total</b>	<b>2,267</b>	<b>210.62</b>	



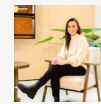
## Viewing & Further Information



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