



## 9 Argyll Street

London, W1F 7TG

**Soho offices available on traditional or fully managed basis**

**985 sq ft**

(91.51 sq m)

- Automatic Passenger Lift
- New Suspended LED Lighting
- Wood Flooring
- Fibre Connectivity
- Excellent Natural Light
- Fitted Kitchenette and Boardroom
- Fully Furnished

# 9 Argyll Street, London, W1F 7TG

## Summary

Available Size	985 sq ft
Rent	£69.50 per sq ft
Rates Payable	£16.59 per sq ft
Service Charge	£8.50 per sq ft
EPC Rating	Upon Enquiry

## Description

The available accommodation is on the top floor of the building. This unique position benefits from both a line of sight to Regent Street and multiple skylights allowing an abundance of natural light in to the space. The office is currently fitted and furnished providing a kitchenette, boardroom and demised WCs.

## Location

Argyll Street is at the crossroads of Soho and the wider submarkets of London's West End. Its position off Oxford Street and adjacent to Regent Street allows unique access to the rich amenity of London's West End. World class shopping, restaurants and leisure facilities provide the ideal location for any occupier.

Connectivity is unrivalled, being just 200m from Oxford Circus Underground Station (Central, Bakerloo and Victoria lines) it is also a short walk from the new Elizabeth Line station at Hanover Square.

The location also benefits from Cycle lanes and Bus routes providing further access through out Central London.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total year
6th	985	£69.50	£16.59	£8.50	£93,171.15
6th - Managed	985	£121.83	n/a	n/a	£120,000



## Viewing & Further Information

### William Ewing

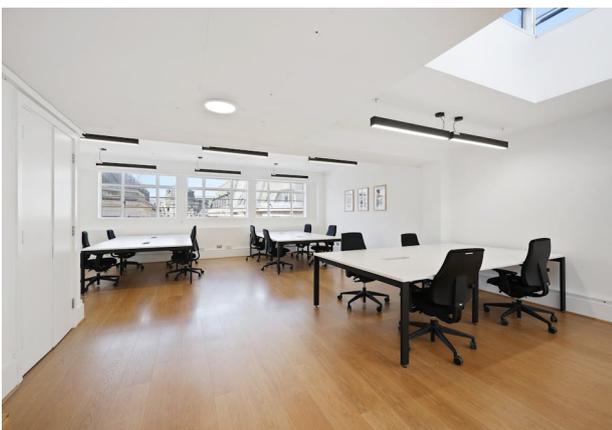
02076291088 | 07951587336

[william.ewing@bdgsp.co.uk](mailto:william.ewing@bdgsp.co.uk)

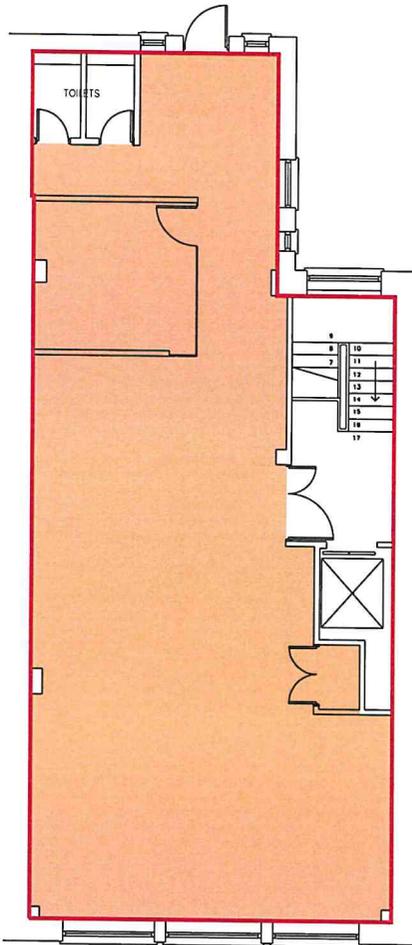
### Freddie Scott

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SIXTH FLOOR

Condition of Site:

- Occupied
- Vacant
- Heavy Fit-Out
- Shell & Core
- Under construction
- Cat. A Fit-Out

THIS DRAWING COMPLIES WITH THE 6TH EDITION OF THE RICS CODE AND INDICATES THE AREAS QUOTED, PRODUCED TO AN ACCURACY COMMENSURATE WITH STANDARD PRESENTATION SCALES. IT IS HELD IN A SCALED DIGITAL CAD FORMAT. DRAWING IS NOT TO SCALE AND IS SHOWN AS INDICATIVE ONLY

Project  
9 Argyll Street, London  
W1F 7TG

Scale  
SCALED FOR PRESENTATION PURPOSES

Date  
OCTOBER 2016

By  
SP

Checked  
DB



*Real value in a changing world*

Description  
SIXTH FLOOR PLAN

DO NOT SCALE THIS DRAWING.

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Job

Drg  
EX-08

rev

SIXTH FLOOR

**Net Internal Area**

Office/ Part storage 91.50 sqm 984.89 sqft

**TOTAL NIA: 91.50 sqm 984.89 sqft**

The following has been EXCLUDED from the total NIA:

Stairs 4.85 sqm 52.20 sqft

Toilets 3.40 sqm 36.59 sqft

Lift well 3.55 sqm 38.21 sqft

Lobby/ corridors 4.90 sqm 52.74 sqft

**Gross Internal Area**

110.10 sqm 1185.10 sqft