

20 Greek Street, Soho, London W1D 4DU

Offer based on £2,350,000 plus VAT (£2,820,000)

Bright office space with its own sun terrace. Long Leasehold (104 years unexpired).



HUDSONS



Description

Set within the heart of Soho we are offering for sale the upper parts of this beautiful original Georgian building which has Class E office usage. The property is being sold on a long lease (104 years unexpired) and benefits from the most wonderful roof terrace. The space measures 2605 sq ft GIA (2105 sq ft NIA) and is arranged over three upper floors with its own front door with stairs leading up from the ground floor. Perfect for an owner occupier.

Located just adjacent to Charing Cross Road with Soho Square to the north and Old Compton Street to the south. This really is the perfect location for an office space within the heart of the Soho media and post production hub.

Hudsons in their own right as agents for the vendor/lessor of this property give notice that: these particulars are a general outline only for prospective purchasers/tenants and do not constitute part of an offer or contract; all descriptions, dimensions and references are given in good faith but neither Hudsons nor the vendor/lessor accept responsibility for any error they may contain; purchasers/tenants must satisfy themselves as to their correctness by inspection or otherwise; Hudsons can give no further representation or warranty in relation to this property; unless otherwise stated, all prices/rents are quoted exclusive of VAT.

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Features

- Bright and characterful building with high ceilings and 8 office rooms
- 2 WC's (one with a shower cubicle)
- Wonderful 836 sq ft sun terrace
- Own front door
- Wooden flooring
- Long Leasehold 125 years from 21/11/2003 (104 years remaining)
- Ground rent £250 per annum for the first 25 years rising to £500 per annum for the next 25 years.
- 2605 sq ft GIA (2105 sq ft NIA)
- The freehold for the building is available to buy by separate negotiation with the freeholder.
- Vacant possession



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Floorplan

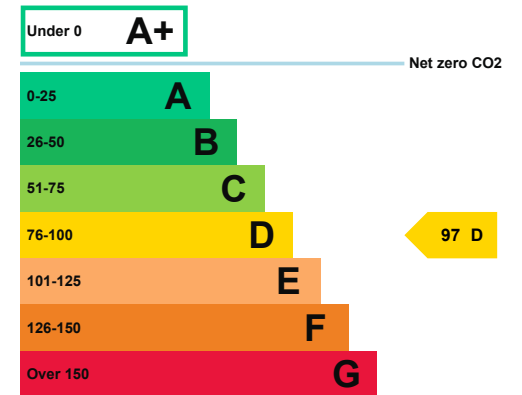


Term

Offers invited based on £2,350,000 plus VAT (£2,820,000)
 Business Rates 2024/2025 payable £55,146 per annum.

EPC rating

The property's current energy rating is D.



Please contact

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