

**FRITH+**  
**BATEMAN**

SOHO W1



# OVERVIEW

## Characterful and stylish building occupying a prime position in vibrant Soho

- + Located less than 300 metres from the new Dean Street entrance to the Elizabeth Line
- + Creative style Soho style workspace with suites fronting both Frith and Bateman Street
- + Workspaces from 1,000 - 3,400 sq ft
- + Each workspace will benefit from being partially fitted out with kitchenettes and meeting rooms
- + Lower floors have excellent floor to ceiling height
- + industrial style exposed cooling services
- + Timber floor (1st to 3rd floors)
- + Recently updated reception benefiting from a commissionaire
- + Access to basement cycle storage
- + Communal shower facilities
- + New flexible leases are available direct from the landlord



**EXCEPTIONAL LOCATION  
IN THE HEART OF SOHO  
- MOMENTS FROM  
SOHO SQUARE AND THE  
ELIZABETH LINE**

**GOLDEN SQUARE**

**OXFORD CIRCUS**

REGENT STREET

OXFORD STREET

**FRITH+  
BATEMAN**  
SOHO W1

**PICCADILLY CIRCUS**

**TOTTENHAM COURT ROAD**  
DEAN STREET ENTRANCE

**SOHO SQUARE**

TOTTENHAM  
COURT ROAD

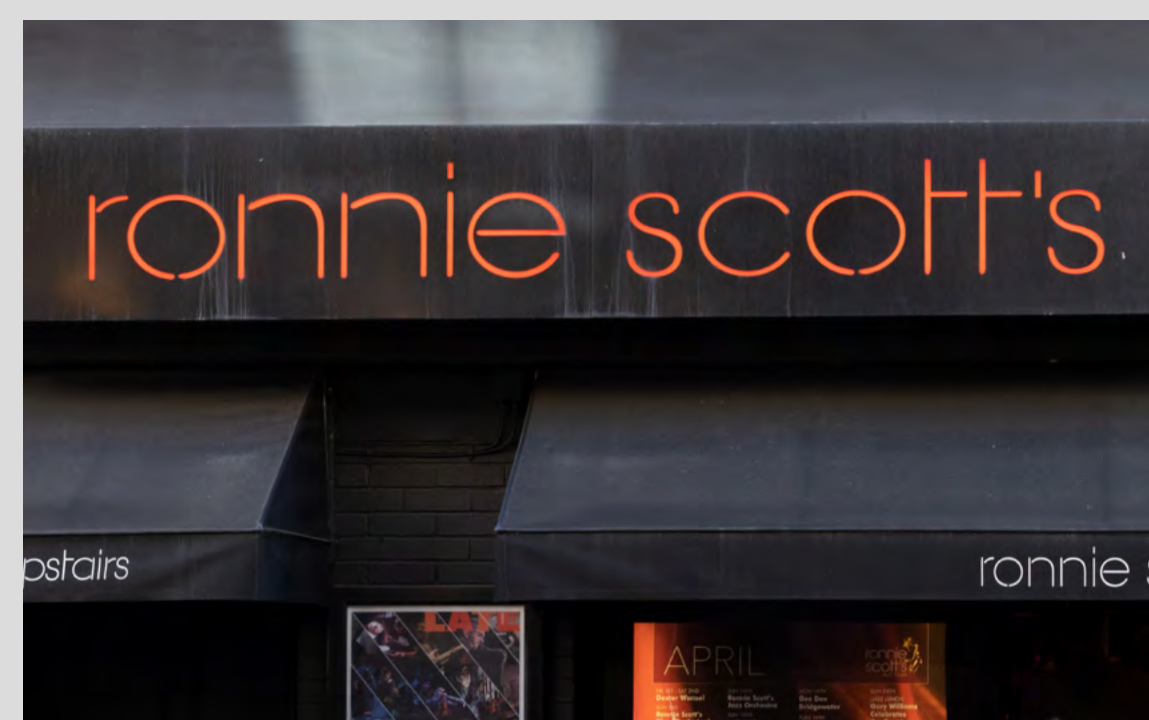
**TOTTENHAM COURT ROAD**

CHARING  
CROSS ROAD

SHAFTESBURY AVENUE



# HOME TO SOME OF LONDON'S BEST RESTAURANTS, ENTERTAINMENT & NIGHTLIFE





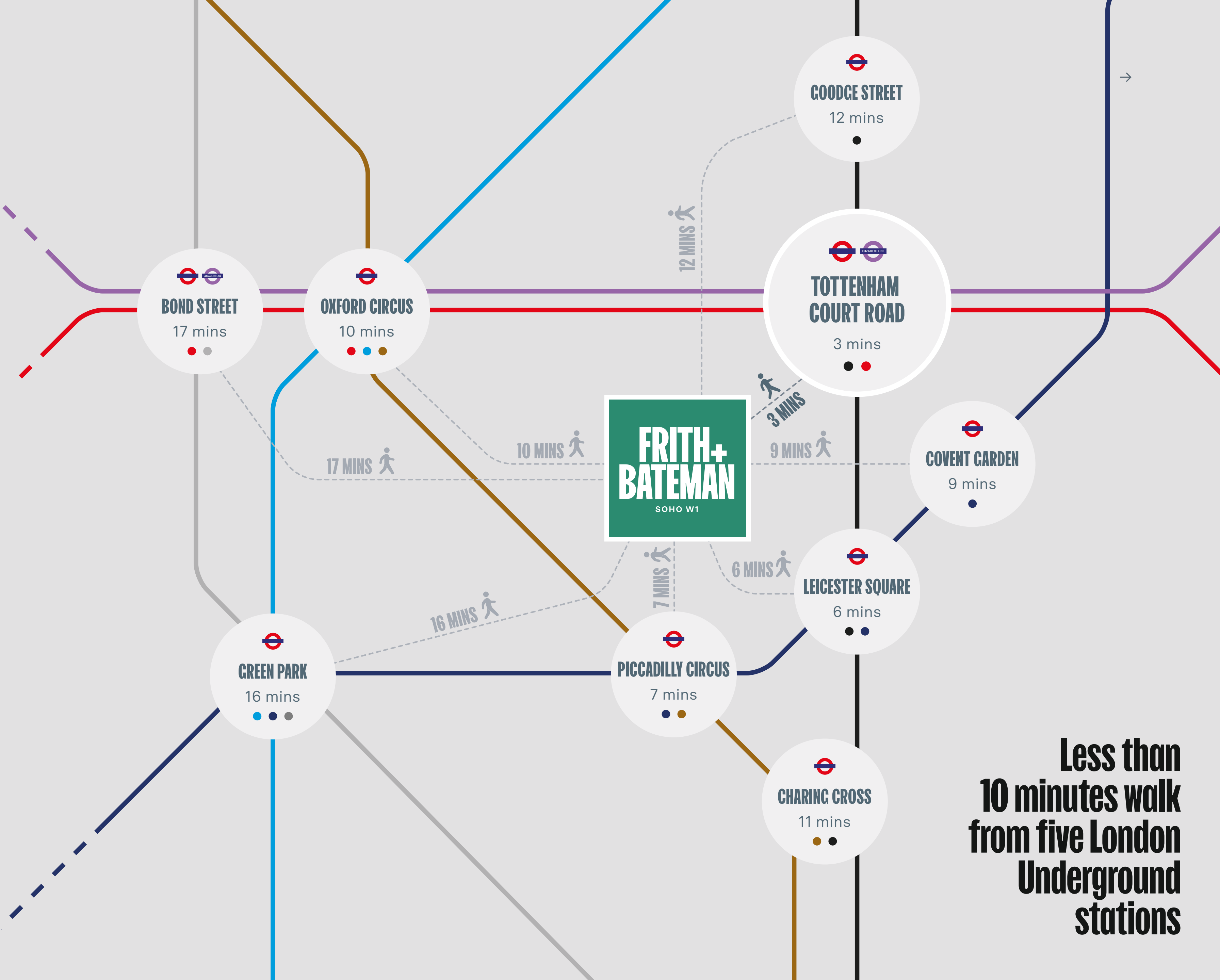
**REIGNING SUPREME  
AS THE CAPITAL'S  
EPICENTRE OF COOL**



**LESS THAN 100 METRES  
FROM SOHO SQUARE, ONE OF  
THE MOST SOUGHT AFTER  
LOCATIONS IN THE WEST END**

# CONNECTIVITY

Unrivalled connectivity makes Soho the location of choice for an ever-growing list of prestigious financial, TMT and creative occupiers



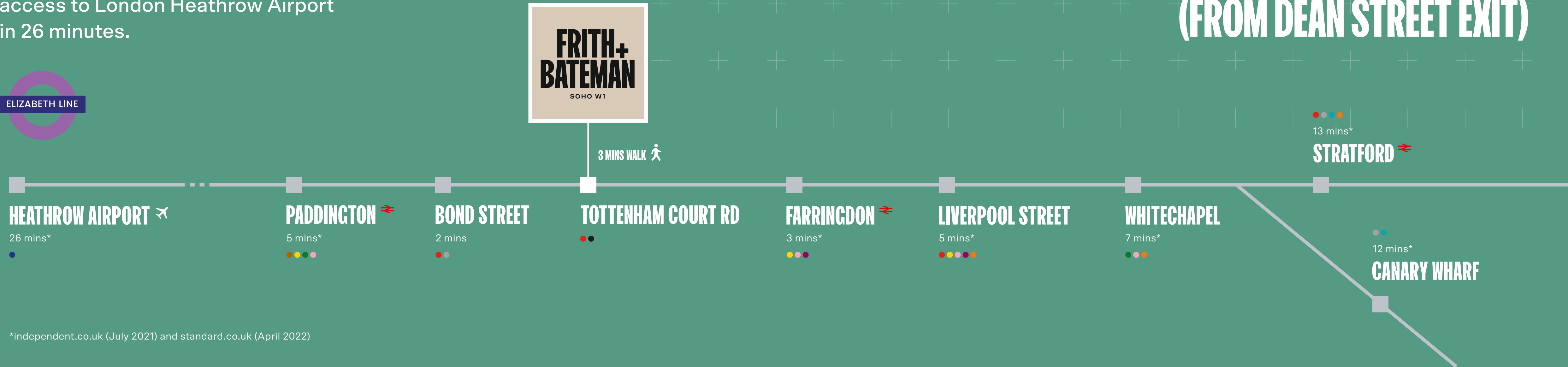
Less than 10 minutes walk from five London Underground stations

# THE ELIZABETH LINE

Fast, efficient travel with trains every 2.5 minutes during rush hour and access to London Heathrow Airport in 26 minutes.



## 3 MIN WALK TO ELIZABETH LINE (FROM DEAN STREET EXIT)



\*independent.co.uk (July 2021) and standard.co.uk (April 2022)

**200 MILLION**

passengers per year.

**300M**

Located less than 300 m from the new Elizabeth line at Tottenham Court Road West Station (Dean Street).

**2**

New ticket halls at Tottenham Court Road (Eastern Hall) and Dean Street (Western Hall).

**150 SECS**

Train every 150 seconds at peak times through Central London.

**234M**

platform length to cope with increased demand.

**170,000**

passengers predicted per day.

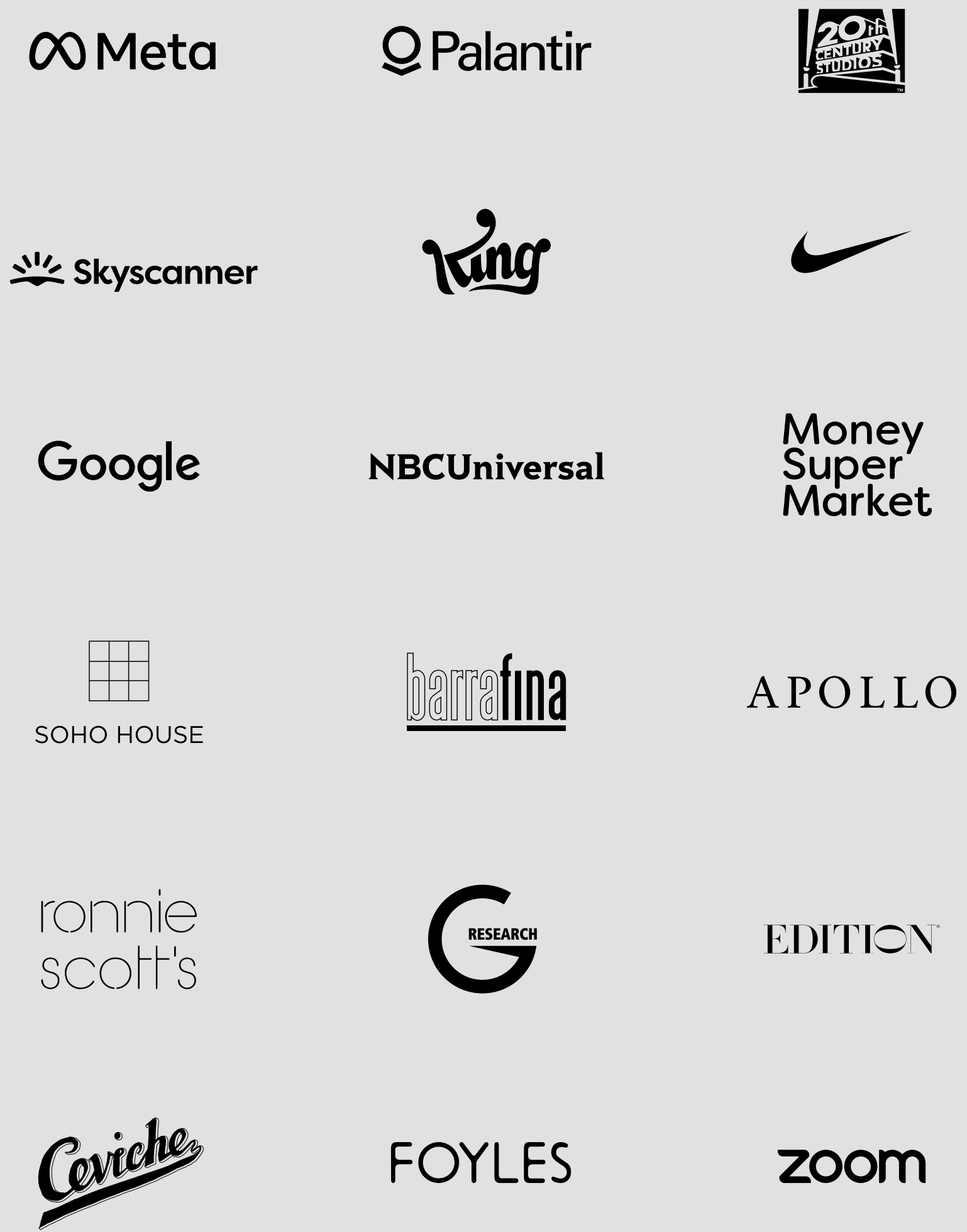
**1.5 MILLION**

Bringing an extra 1.5 million people within 45 minutes of Central London.





# LOCAL OCCUPIERS



## OFFICES

- |  |                           |                      |
|--|---------------------------|----------------------|
| 1 Meta                                 | 7 MoneySuperMarket        | 14 Muse Developments |
| 2 G-Research                           | 8 TripAdvisor             | 15 Anthemis Group    |
| 3 Apollo Global Management             | 9 King.com                | 16 MARK              |
| 4 Palantir                             | 10 Nike                   | 17 Skyscanner        |
| 5 20th Century Fox                     | 11 Moving Picture Company | 18 Zoom              |
| 6 British Board of Film Classification | 12 Google                 |                      |
|  | 13 NBCUniversal           |                      |

## LIFESTYLE

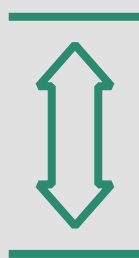
- |                          |                            |                          |
|--------------------------|----------------------------|--------------------------|
| 1 Soho House Dean Street | 9 Pierre Victoire          | 17 The Soho Hotel        |
| 2 100 Wardour Street     | 10 Pizza Pilgrims          | 18 The London Edition    |
| 3 Barrafina              | 11 L'Escargot              | 19 Foyles                |
| 4 Zelman Meats           | 12 Ceviche Soho            | 20 Berwick Street Market |
| 5 Dean Street Townhouse  | 13 Milroy's of Soho        | 21 Andrew Edmunds        |
| 6 The Groucho Club       | 14 Ronnie Scott's          | 22 temper Soho           |
| 7 Hoppers                | 15 Soho House Greek Street | 23 Weekday               |
| 8 Arcade                 | 16 The Resident Soho       |                          |

# STYLISH SOHO WORKSPACE

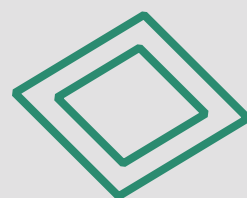


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# SPECIFICATION



Floor to underside of slab height of up to 3.55m



Large central lightwell



VRF heating and cooling



6 person passenger lift



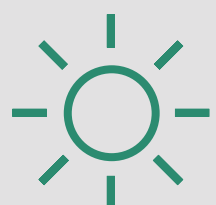
18 male and female WCs



4 Showers



Newly refurbished reception



Excellent natural light throughout



Secure cycle storage



**EXCELLENT FLOOR TO CEILING HEIGHTS OF UP TO 3.55M**



# ACCOMMODATION SCHEDULE

FLOOR	NIA (SQ FT)	NIA (M)
4th Frith	1,021	94.85
4th Bateman	2,391	222.13
3rd Frith	978	90.86
3rd Bateman	2,607	242.20
2nd Frith	1,309	121.61
2nd Bateman	2,959	274.90
1st Frith	1,260	117.06
1st Bateman	3,371	313.18
Ground & Basement Bateman	4,362	405.24
<b>TOTAL</b>	<b>20,258</b>	<b>1,882.03</b>

The property has been independently measured by Pure Real Estate Services in accordance with the RICS Code of Measuring Practice (6th Edition).

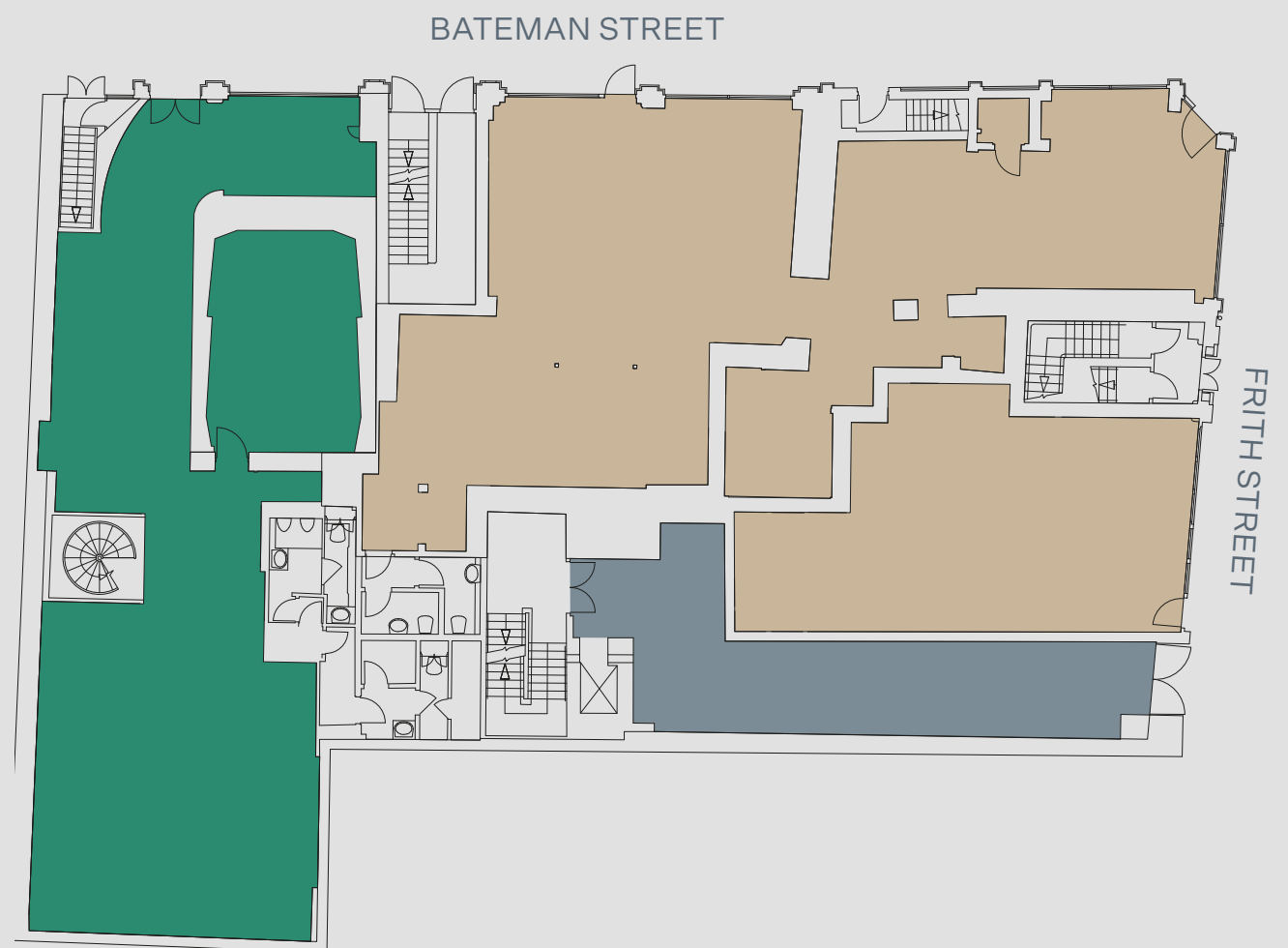


\*Denotes GIA area

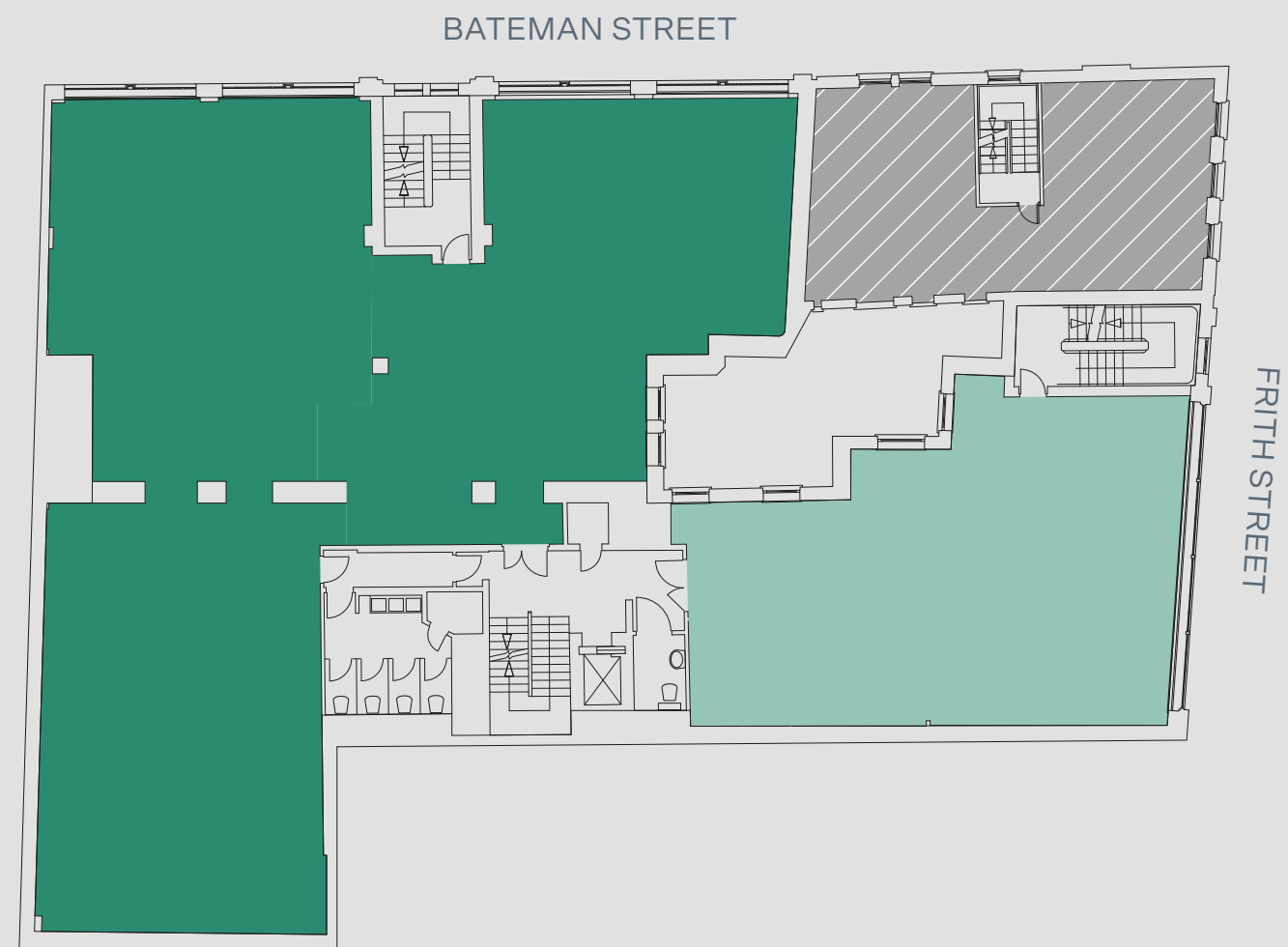
# FLOORPLANS



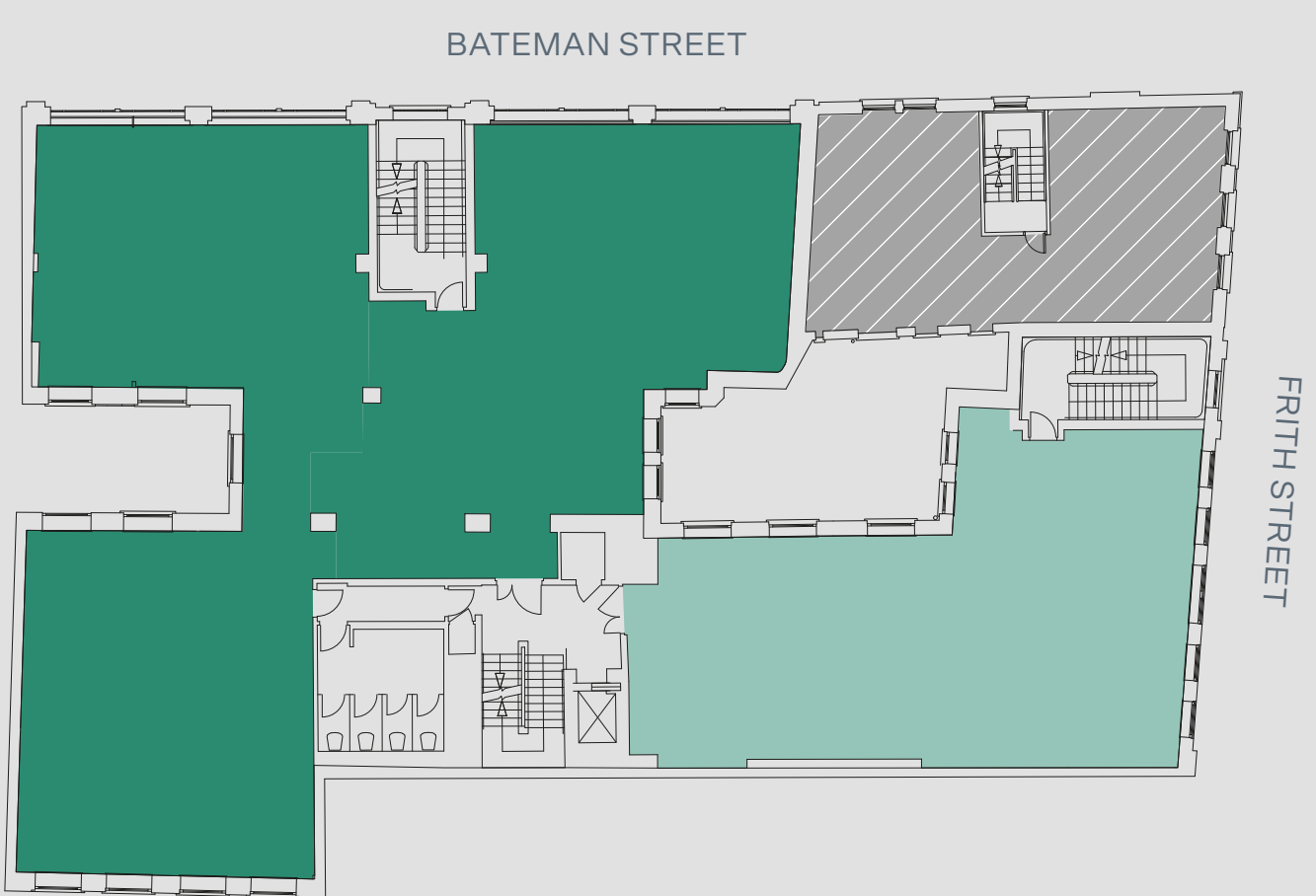
## GROUND



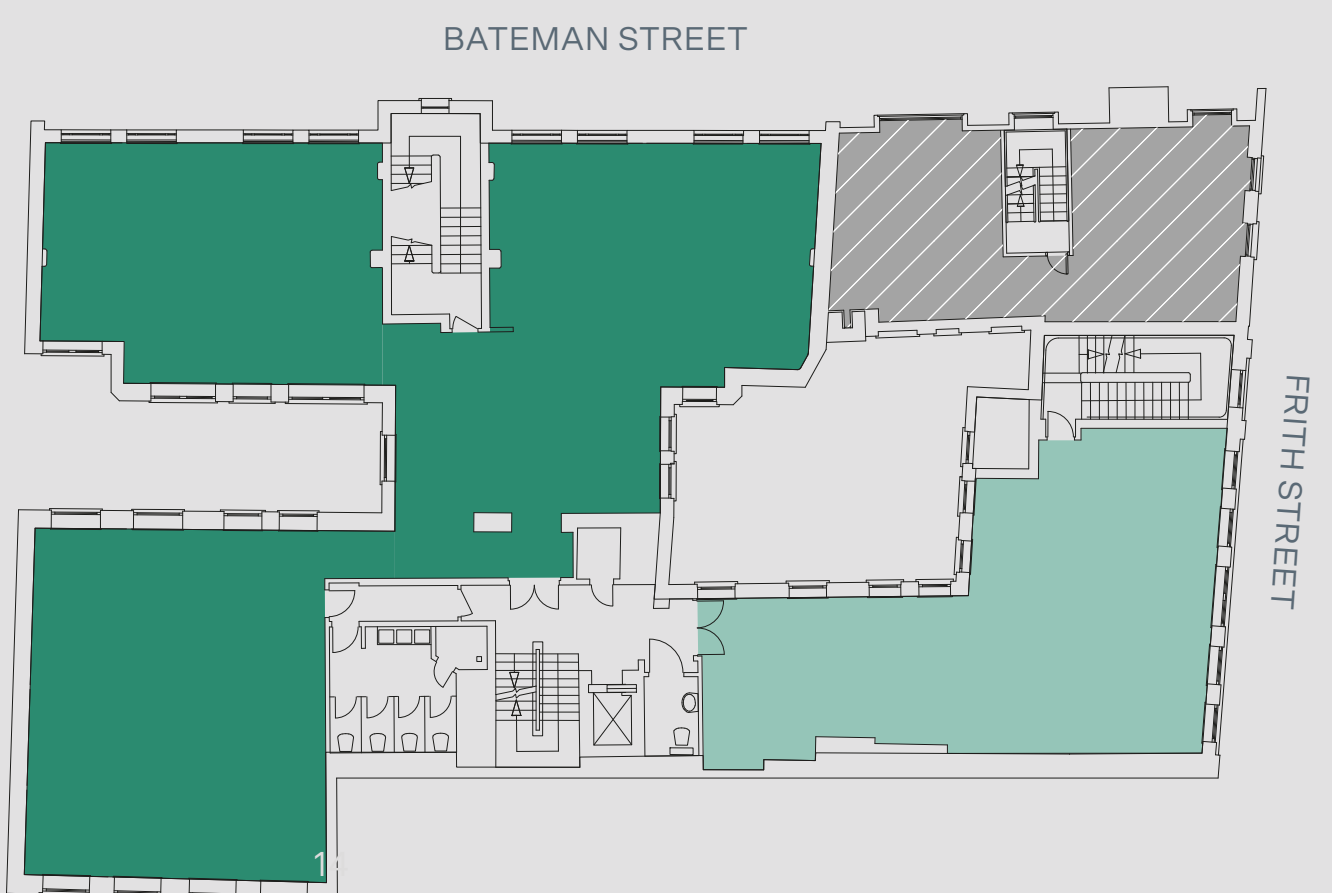
## FIRST



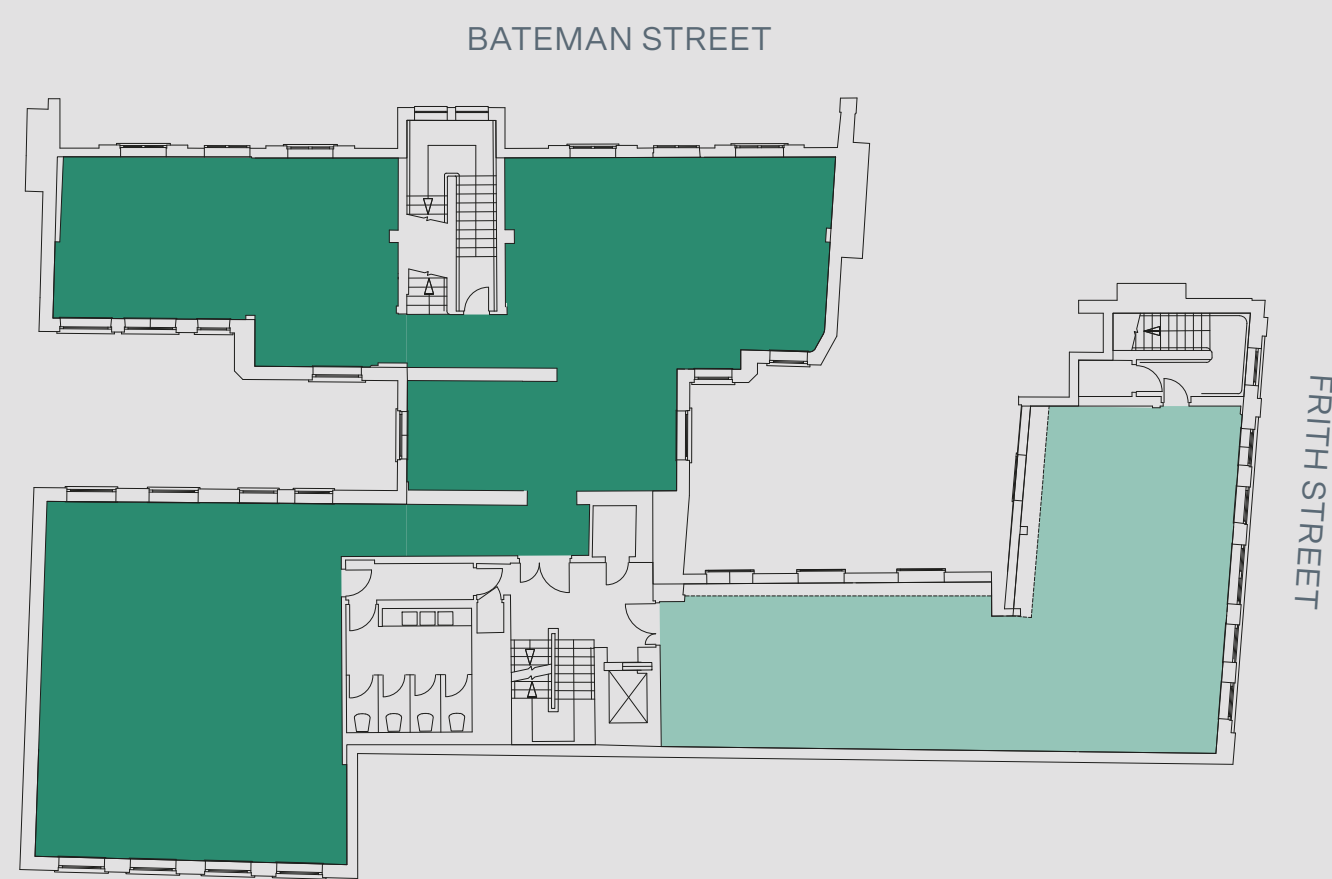
## SECOND



## THIRD



## FOURTH



### KEY

- RETAIL/RESTAURANT
- OFFICE (BATEMAN)
- OFFICE (FRITH)
- OFFICE RECEPTION
- RESIDENTIAL

# FURTHER INFORMATION

## TERM

New lease(s) are available direct from the landlord for a term of 2 years.

## RENT

Upon application

## RATES

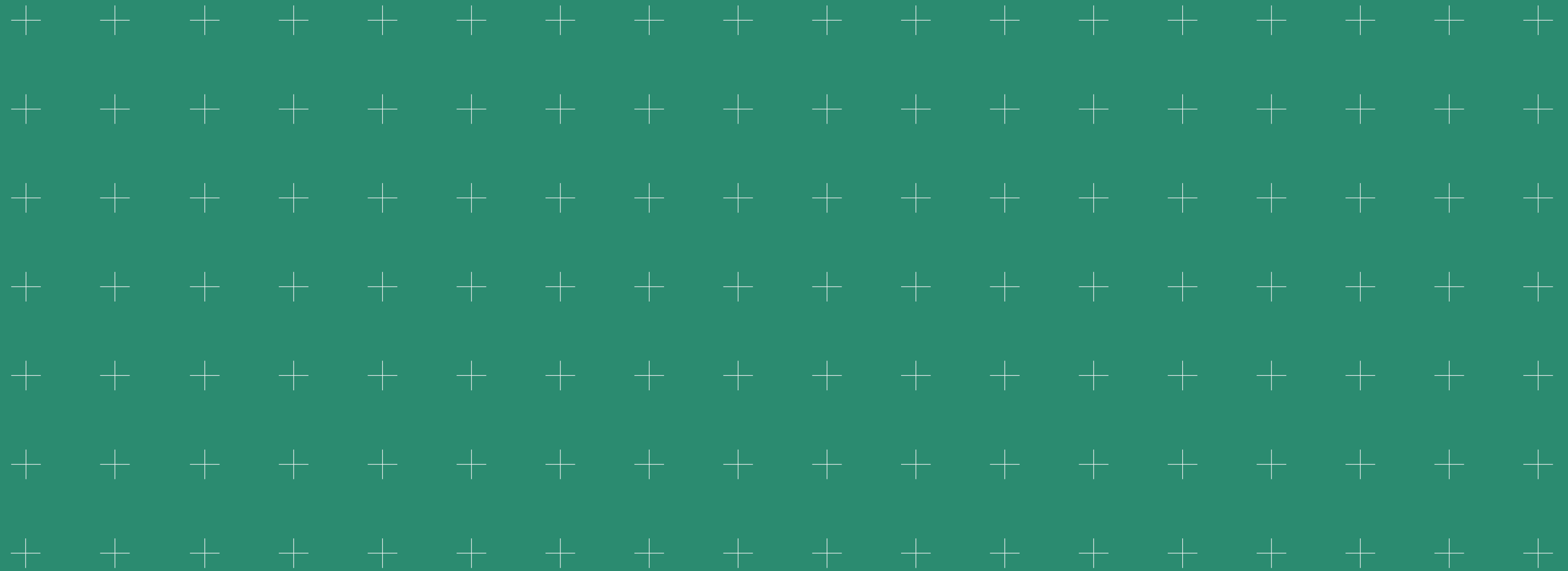
Business rates are estimated to be approximate £28.00 per sq ft

## SERVICE CHARGE

Estimated to be approximation £13.11 per sq ft

## EPC

The offices have an EPC Rating of D



## CONTACT

For further information, or to arrange an inspection, please contact:

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