

**TO LET**

OFFICE SUITE

76 Brewer Street, Soho, W1F

**GRAHAM  
SIBBALD**



- Prominent and highly sought-after location in the London's West-End.
- Arranged over third floor
- NIA 416 sq ft
- Use class E





## LOCATION

The subject is located in the heart of Soho, just off Regent Street, within close proximity to Shaftesbury Avenue and Carnaby Street. Surrounded by an eclectic mix of both independent and multi-national restaurants, bars, and retailers. Offering a dynamic work space in the heart of London's West-End. The subject property benefits from excellent transport links including several London underground stations; Piccadilly Circus (Victoria and Piccadilly line) Oxford Circus (Victoria, Central and Bakerloo lines) and Tottenham Court Road (Elizabeth, Central and Northern lines).

## DESCRIPTION

The office suite comprises a well-lit, compact office suite. The space benefits from a flexible floor plate. The building provides communal W.C.s on each floor. The unit would suit a number of occupiers including creative or media businesses. The subject benefits from electric heaters and large openable case windows.

The property benefits from electric, water and drainage.

## ACCOMMODATION

We have measured the property in accordance with the RICS code of measuring practice and have calculated the following net internal area:

AREAS	SQ M	SQ FT
Third Floor	38.65	416

## RATEABLE VALUE

This property has a rateable value of — £20,250  
Uniform Business Rate: 0.546p in the £  
Estimated rates payable: £11,057 per annum

These figures are provided as a guide only, interested parties are advised to confirm this with the local rates authority.

## TENURE

A new Lease on Internal Repairing and Insuring terms.

## QUOTING RENT

£21,000 per annum exclusive (£50 per sq ft)

## SERVICE CHARGE

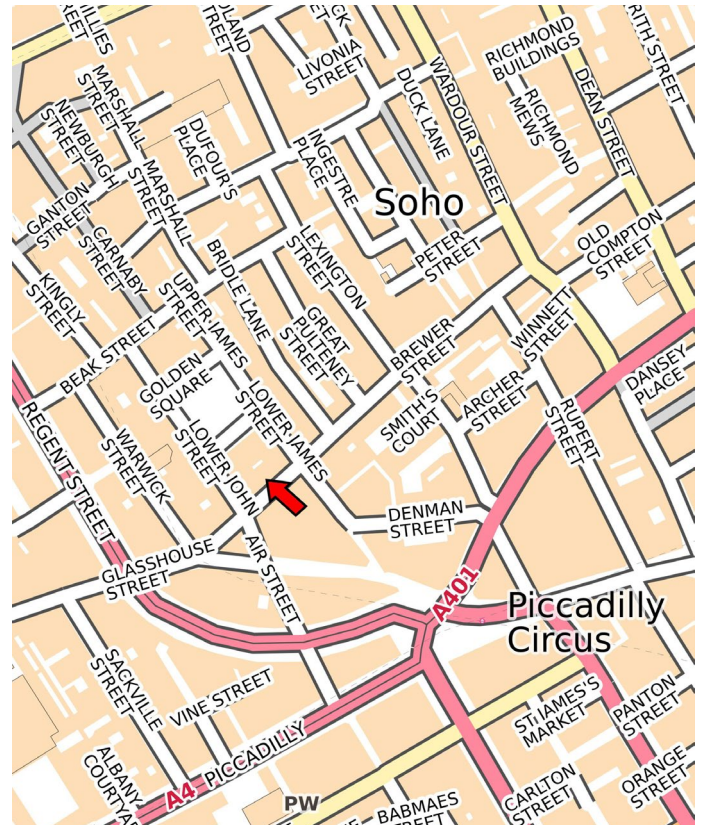
£10 per sq ft (Estimated)

## EPC

Available on request

## COSTS + VAT

The tenant will be liable for any LBTT and registration dues. VAT is applicable on the rent. Each party is to bear their own legal costs incurred in connection with this transaction.



To arrange a viewing please contact:

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## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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