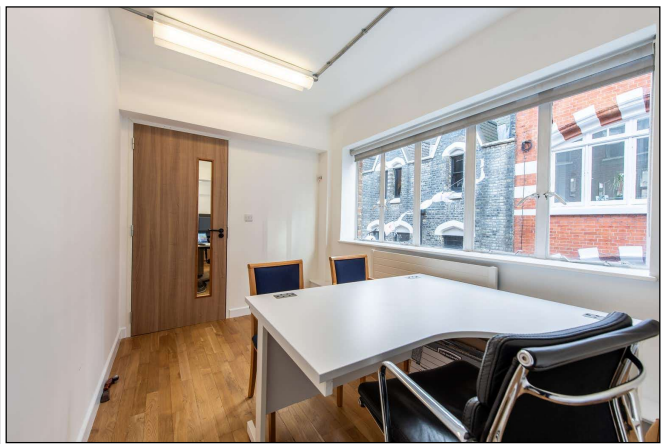


**\*\* NEW INSTRUCTION \*\***

# 25 FOUBERTS PLACE, SOHO, W1



**FITTED OFFICES AVAILABLE IMMEDIATELY**  
**400 / 830 SQ FT (37.16 / 77.11 SQ M)**

**Tel: 020 7495 2728**

**Location** The property is located on the quiet north side of Fouberts Place close to the junction with Carnaby Street on the world renowned Carnaby Estate in the heart of Soho within short walking distance of Oxford Circus Underground station (Central, Bakerloo and Victoria lines). The area is well served by a range of restaurants and bars and a wide scope of shops.

**Description** This stylish building provides light, bright, media style offices. The available unit is located on the Second floor and comprises either the entire floor of **830 sq ft (77.11 sq m)** or part comprising **400 sq ft (37.16 sq m)** with the existing tenant remaining in the other part.

Entire floor: Fitted to provide 8-10 open plan workstations, 1-2 person private office, quiet room, 6 seat meeting room with Wi-Fi share 50 inch TV screen, reception/waiting area, private kitchen

Part floor: 4 open plan workstations plus shared use of kitchen, 6 seat meeting room, quiet room and visitor seating/waiting area

<b>Amenities</b>	* Air conditioning	* Central heating
	* Passenger lift	* Wooden floor
	* Modern strip lighting	* Perimeter trunking
	* Excellent natural light	* Phone entry system
	* Fibre optic 100Mb	* Fabulous Soho location
	* Newly fitted kitchen (dishwasher/fridge/sink) and storage	

**Terms** Entire floor: An assignment of the existing lease being for a term to expire on 4 June 2024 incorporating a Tenant only option to determine effective 4 June 2022 at a rent of £61,650 per annum inclusive of service charge. The break is subject to six months prior written notice and if not operated the tenant will benefit from the following three months rent and service charge free. The lease is excluded from Sections 24-28 of the Landlord & Tenant Act 1954 Part II (as amended). Rates are currently £22,450 per annum (£30.34 per sq ft)

Part Floor: A licence/underlease for a term to be agreed at a rent of £40,000 per annum inclusive of rent, rates, service charge, utilities including alarm and air conditioning, heating, Wifi and furniture/filing space/cupboards.

**Legal Costs** Each party is to bear their own legal costs involved in the transaction.

**Viewing** By arrangement with the sole agents Glinsman Weller:

**PAUL GLINSMAN**  
**020 7495 2735**  
**07771 898311**

**RICHARD WELLER**  
**020 7495 2735**  
**07966 145256**