

Commercial Property Advisers Chartered Surveyors

# FULLY FITTED AND FURNISHED OFFICE SPACE TO LET 1,289 SQUARE FEET EXCELLENT SOHO LOCATION 4 MINS WALK TO TOTTENHAM COURT ROAD STATION







# 4<sup>TH</sup> FLOOR, D'ARBLAY HOUSE, 16 D'ARBLAY STREET, W1F 8EA

Regulated by RICS

















## Location

The building is located in the vibrant heart of Soho and benefits from excellent transport connectivity. D'Arblay House is only a 4 minute walk to Tottenham Court Road Station (Elizabeth, Central and Northern Lines). Oxford Circus (Bakerloo, Central and Victoria Lines) is only a 6 minute walk. Piccadilly Circus (Piccadilly & Bakerloo lines) is an 8 minute walk to the property. There are multiple shopping facilities and a host of bars and restaurants in the immediate area.

## Description

The property comprises an end of terrace mixed-use building of traditional brick construction, arranged over ground, basement and four upper floors. The 4<sup>th</sup> Floor is fully fitted and furnished and ready to occupy with 12 desks (the majority of which are electric/standing desks). This office offers a perfect solution for an incoming Tenant who wishes to avoid upfront, capital expenditure on a new office fit-out. The 4<sup>th</sup> floor also benefits from a large boardroom seating 11 people (with room for additional chairs), breakout areas with soft seating, a waiting area, a large acoustic meeting booth, a kitchenette area, a small outdoor balcony, 2 demised WC's and more. D'Arblay House also benefits from a passenger lift.

## Features Include

- Plug and play with 12 desks
- ✓ 1 large boardroom
- ✓ Waiting area
- Breakout areas with soft seating
- ✓ 1 large acoustic meeting booth

- Comfort cooling (heating and cooling)
- 🗸 Kitchenette
- ✓ 2 private WC's
- Passenger lift
- Small outdoor balcony

## Accommodation

Floor	Sq Ft	Sq M
Fourth	1,289	119.75
Total Net Internal Floor Area	1,289	119.75

## Terms

Available via a lease assignment or sublease until 27<sup>th</sup> May 2027 at the current passing rent of £86,040 per annum exclusive (£66.75 per sq ft). A new lease may also be available from the Landlord by separate arrangement.

## Rates Payable

Approximately £26.47 per sq ft. Prospective Tenants are advised to verify the rates payable with the Local Authority.

## Service Charge & EPC

 $\pm$ 13.36 per sq ft (2025 – 2026). The 4<sup>th</sup> floor has a EPC rating of 'C'

## VAT

The property is elected for VAT

## Further Information & Viewings (via Sole Agents)

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