

**RENT REDUCTION – NOW £82.50 PER SQ FT**



Commercial Property Advisers  
Chartered Surveyors

**FULLY FITTED AND FURNISHED, GRADE A OFFICE**

**TO LET**

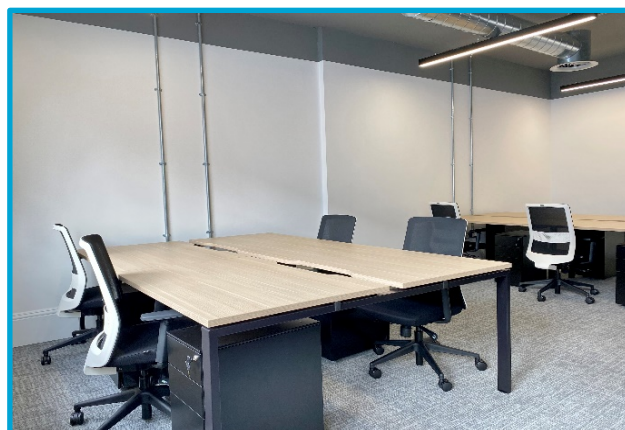
**3rd FLOOR - 1,700 SQ FT**

**COMPREHENSIVELY REFURBISHED**

**VIEWS OVER SOHO SQUARE**



**CLICK HERE  
TO VIEW  
VIDEO TOUR**



**3 SOHO SQUARE, W1D 3HD**









### Location

On the west side of Soho Square just to the north of Carlisle Street. The property overlooks one of London's most historic and renowned squares. Soho Square is the beating heart of the creative and media industry with well renowned neighbours such as the BBFC, Twentieth Century Fox and Sir Paul McCartney's MPL Communications. Tottenham Court Road station (Central line, Northern line and Elizabeth line/Crossrail services) is within a few minutes walking distance to the East. There are multiple shopping facilities and a host of bars and restaurants in the immediate area.

### Description

A prominent and attractive, Grade II listed period fronted building. The property has been comprehensively refurbished providing top of the range, modern offices. This includes exposed services, air-conditioning with fresh air ventilation (installed circa February 2022), LED lighting and rewiring. Each floor has its own electricity meter and a Tenant will have full control over their own air-conditioning and ventilation system. The 3<sup>rd</sup> floor features a brand new, CAT A + fit-out including 20 desks, 2 meeting rooms, kitchen and breakout area along with private WC's. 3 Soho Square benefits from a reception area with a commissionaire to greet visitors, a ground floor boardroom to hire and finally, a private cinema which Tenants of the building can hire subject to availability. Tenants at 3 Soho Square have access to showers on the ground floor.

### Features Include

- ✓ Fitted and furnished with 20 Desks
- ✓ 2 Meeting rooms and kitchen with breakout area
- ✓ LED Lighting on sensors
- ✓ Manned reception on the ground floor
- ✓ Modern space with exposed services
- ✓ Private Male and Female WC's on each floor
- ✓ 24 Seat private cinema to hire by Tenants
- ✓ Passenger lift. Showers on the ground floor.
- ✓ 3.075m maximum floor to ceiling height
- ✓ Air-conditioning with fresh air ventilation

### Accommodation

Floor	Sq Ft	Sq M	Availability
Fourth and Fifth	1,711	158.96	Let
Third	1,700	157.94	Available
Second	1,712	159.05	Let

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### Terms

A new lease by arrangement direct from the long leaseholders at a quoted rent of £82.50 per sq ft.

### Rates Payable

Approximately £28.73 per sq ft. Prospective Tenants are advised to verify the rates payable with the Local Authority.

### Service Charge (2025 Budget)

Estimated at £13.61 per sq ft.

### VAT

The property is elected to tax for VAT.

### Further Information & Viewings (via Sole Agents)

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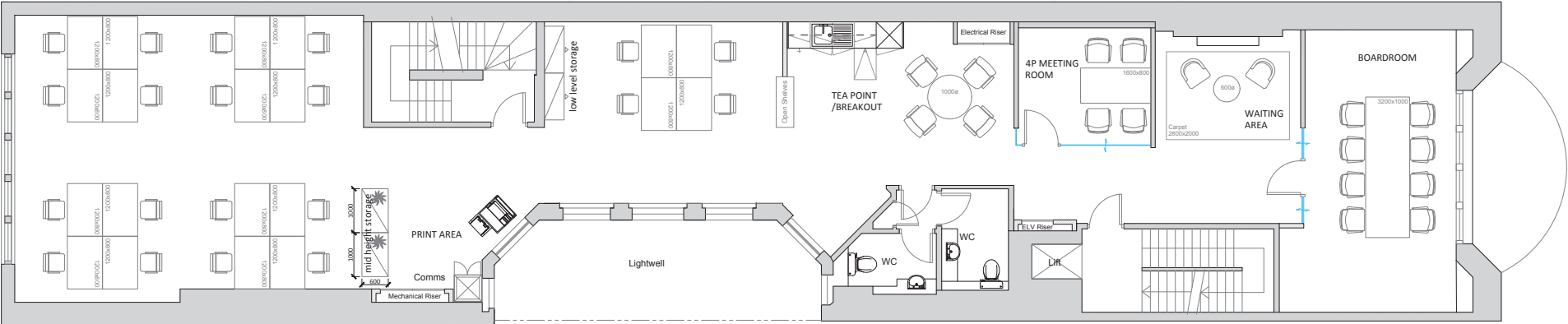
[ac@cummings-commercial.com](mailto:ac@cummings-commercial.com)



3 SOHO SQUARE

THIRD FLOOR - FIT OUT

1:50 @ A1 / 1:100 @A3



01 THIRD FLOOR - PROPOSED FIT OUT  
LP(0)603 SCALE: 1:50

Existing Walls

New stud wall

New Single Glazing

04 13.02.24 As built dims. Furniture Proposal

03 09.02.24 Break out Area

02 22.08.22 Boardroom screens

01 19.08.22 For information

00 18.06.22 For information

Revisions:

logic

workspace

Project

3 Soho Square

London

WD1 3HD

Client

BBFC

Drawing Title

Third Floor

Proposed Fit Out

0 0.5 1 1.5 2 2.5

m

Drawn by

FS

Checked by

AC

Scale

1:50@A1

Status

For Comment

Job number

028

Drawing number

LP(0)603

Revision

04