



42  44
BEAK STREET
 LONDON W1F 9RH

PRIME SOHO MANAGED OFFICE SUITES

**BEAK
 STREET W1**

CITY OF WESTMINSTER

Floor	SQ. FT	SQ. M
Ground	1,090	101.3
Third	244	22.7
TOTAL	1,334	124

WHAT'S ON OFFER?

Newly refurbished office space available here at 42-44 Beak Street. Stripped wood flooring and large period windows drawing natural light into the building. This unique property has so much to offer with its hidden importance within the creative & media industry.



GROUND FLOOR

- Self-Contained Office Suite
- 1 x Exec office/ meeting room
- Kitchenette
- Stripped Wood Flooring
- Underfloor Trunking
- LED Lighting
- A/C
- Reception facilities

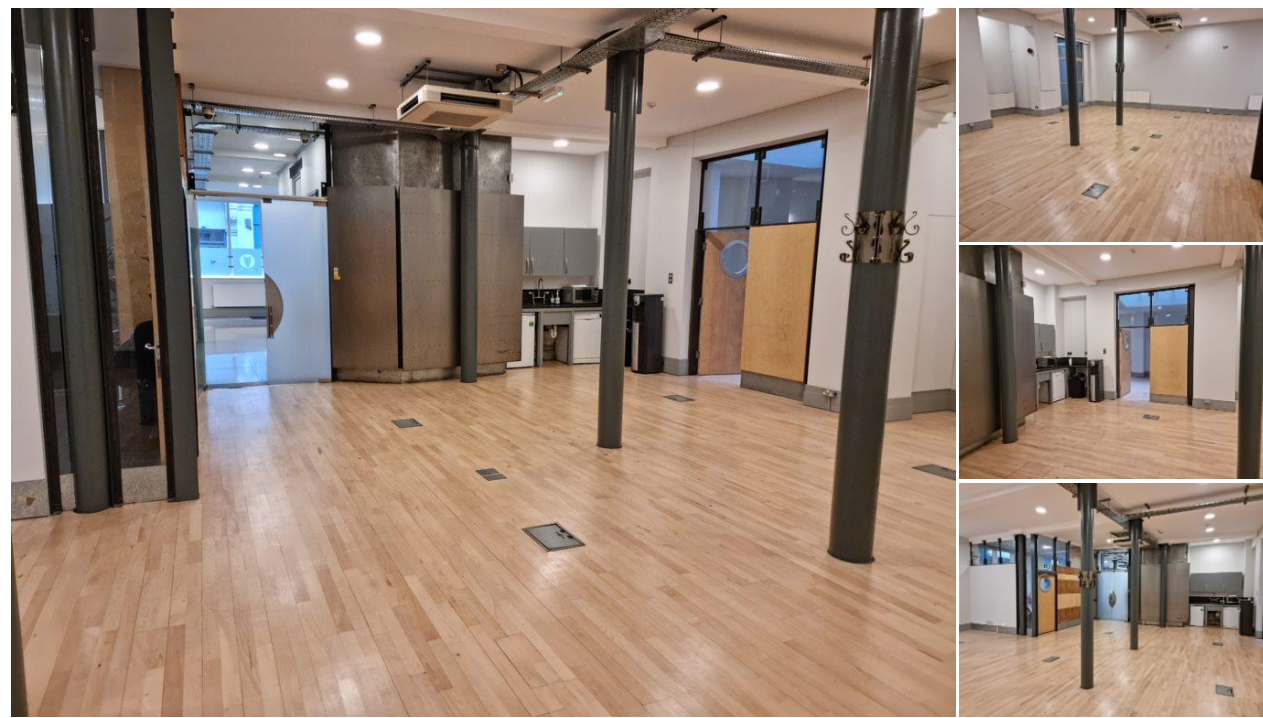
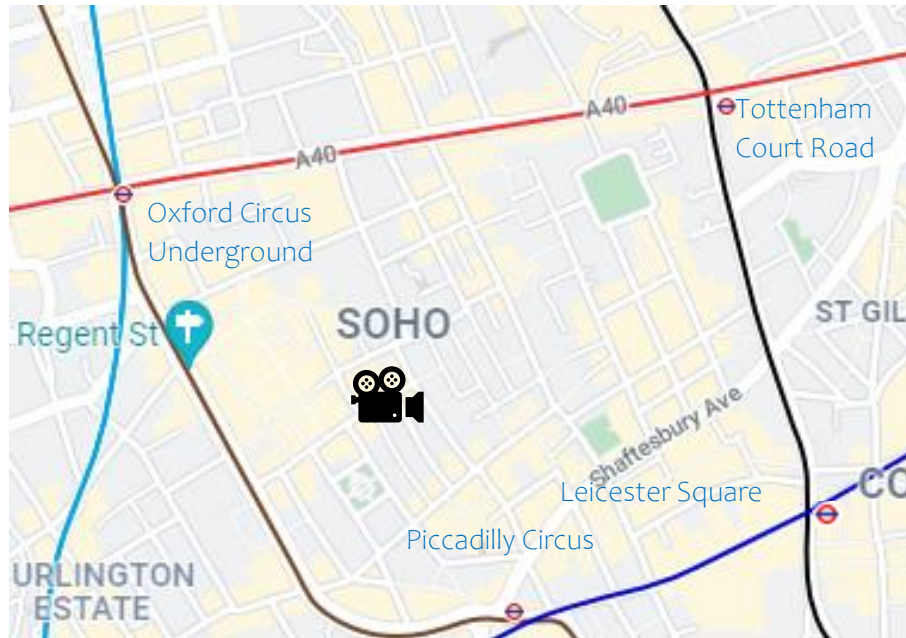
3RD FLOOR

- Self-Contained Office Suite
- With or Without 4 x Desks
- Juliet Balcony
- Excellent natural lighting
- Shared Kitchenette
- Stripped Wood Flooring
- Underfloor Trunking
- LED Lighting
- A/C
- Lift / Stairs access

The best of Soho on your doorstep.

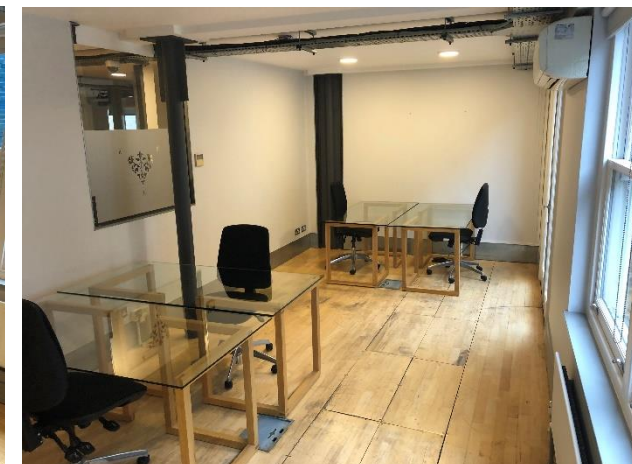
No issue commuting with 5 Underground lines, copious bus routes & bike racks available.

The Elizabeth line (Crossrail) is expected to open at Tottenham Court Road during 2022.



PREMISES

Two suites of offices are available and can be taken separately or together. Both spaces come with reception facilities and the offer of stunning bookable meeting rooms.





TERMS

The premises are available on a new lease for a term by arrangement, outside the renewal and compensation provisions of the Landlord and Tenant Act 1954 (Ss 24-28, as amended).

RENT

£78.50 per sq ft (exclusive of rates, service charge & VAT)

RATES

£21.98 per sq ft (Business Rates from 1st April 2020)

ENHANCED SERVICES

£21.95 per sq ft

Total

£122.43 per sq ft

EPC

EPC Rating: C (certificate available on request)

ENHANCED SERVICES BREAKDOWN

- CCTV & Security
- Bike Store (with road access)
- Full-Service Reception
- Electricity Included
- Cleaning Included
- Telecoms
- 500mb Internet Line

- Iconic Meeting Rooms (Bookable @ £25 per Hr)



CONTACT:

JULIAN HILL

07786 522 179

JULIAN.HILL@BOSSINGTON.COM

or

STEPHEN PAY

0797 443 1415

STEPHEN.PAY@BOSSINGTON.COM