

NH NOBLE
HARRIS

TO LET

40-42 Lexington Street

London, W1F 0LN

920 –

2,779 sq ft • Soho

NH



Description

Positioned on a prominent corner in the heart of Soho, this office building benefits from an abundance of natural light throughout. The accommodation is arranged over three floors and comprises a range of well-proportioned office suites with efficient, flexible layouts. A passenger lift provides access to each level, while shared WC facilities are conveniently located within the building.

Features

- Prime Soho location
- Bright with excellent natural daylight (Corner Building)
- Flexible, well-configured efficient floor plate
- Air-conditioned throughout
- Passenger lift serving all floors
- Shared WC facilities





The building provide bright, efficient open-plan workspace, enhanced by excellent natural light.

*Indicative CGI's



Location

Situated on the prominent corner of Lexington Street and Silver Place, the property occupies a prime position in the heart of Soho. Excellent transport connections are available, with Piccadilly Circus, Oxford Circus and Tottenham Court Road Underground stations all just a short walk away.

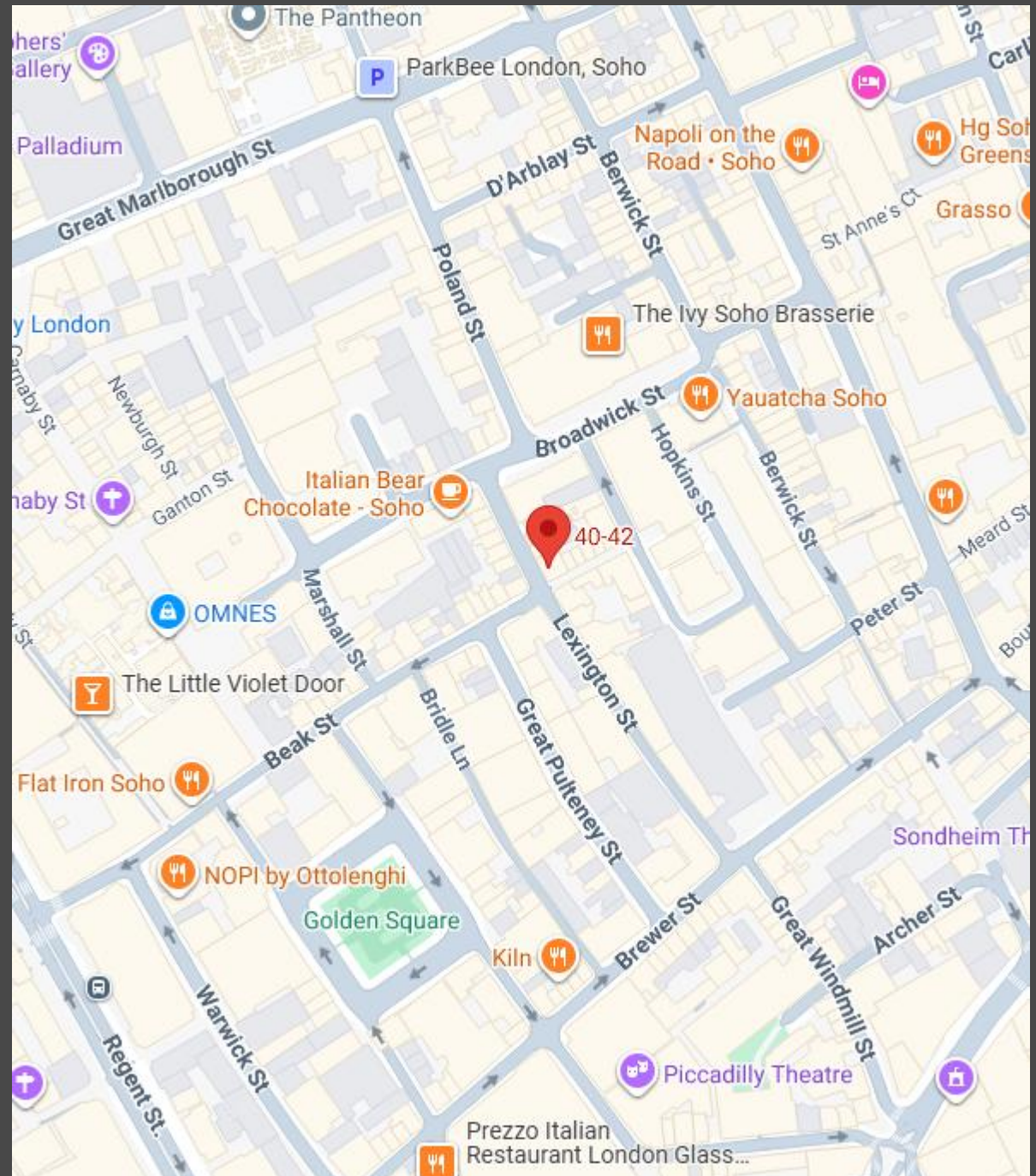
Oxford Circus - 8 minutes



Piccadilly Circus - 5 minutes



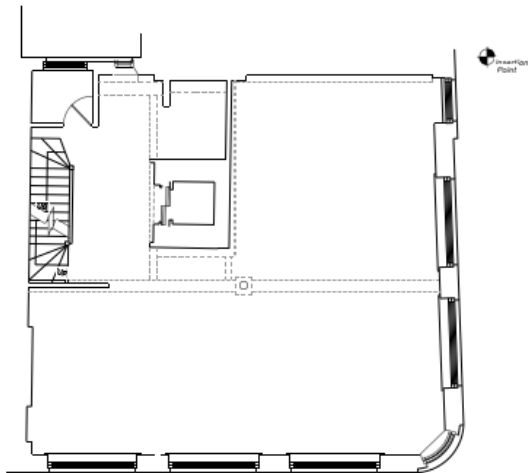
Tottenham Court Road – 7 minutes



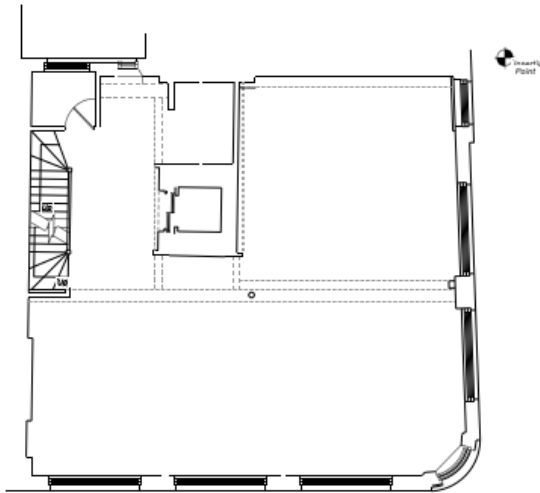
Details

SIZE 920 – 2,779 sq ft

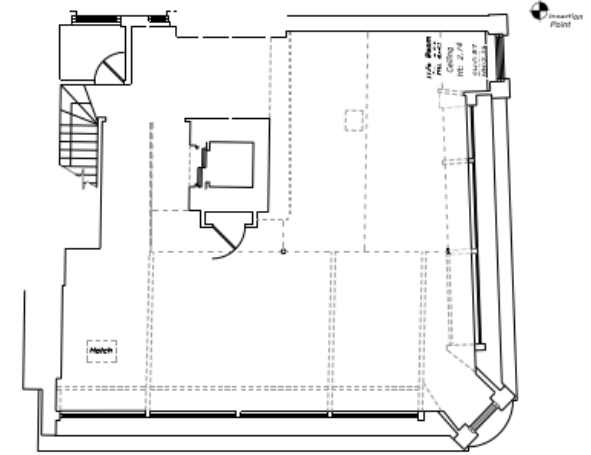
FLOOR 2nd, 3rd & 4th Floors



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

Contact Carl Dobrin for info or viewing:
• cdobrin@nobleharris.co.uk
• 07545 077 959

Contact Matthew Noble for info or viewing:
• mnoble@nobleharris.co.uk
• 07980 991 214

Costs

Floor	Size	Rent (per sq ft)	Business Rates* (per sq ft)	Service Charge (per sq ft)	Total Cost Per Annum
4th	927 sq ft	£79.50	£32.50	£10.00	£113,094
3rd	920 sq ft	£79.50	£32.50	£10.00	£112,240
2nd	932 sq ft	£79.50	£32.50	£10.00	£113,704
Total	2,779 sq ft				£339,038

*Tenants are advised to make their own enquiries with the local authority.

Letting Terms

The premises are offered on a new full repairing and insuring lease for a term to be agreed, subject to standard contract.

Timing

Available Immediately.

VAT

VAT is applicable.

Website

[Click here to view.](#)



Viewing

Viewings by arrangement through sole joint agents Noble Harris, or Hanover Green (George Brewster / Zoe Ramsay – 020 73130 6400)



Carl Dobrin

Director

Contact for info or viewing:
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07545 077 959



Matthew Noble

Partner

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07980 991 214

Misrepresentation Disclaimer

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