

NH NOBLE
HARRIS

TO LET

14 Soho Square

London, W1D 3QG

5,580 sq ft • Soho

NH



Description

The self-contained period fronted "Maison" (only available as a whole) provides a total of 5,580 sq ft of office space (net area) over lower ground, ground and four upper floors. with an outstanding 3rd floor private terrace. The building is currently fully fitted and predominantly furnished, integrated with top spec IT and fully airconditioned throughout. The extremely attractive existing fit-out offers a generous sized reception area and open plan floor plates with a range of private offices and meeting rooms, also a feature staircase (glass & steel) a gym, a fully equipped kitchen, a pod cast studio, numerous quiet booths and an executive floor. One very unusual feature is two (of the many) bathrooms are fitted with fully functioning "Japanese" specification" WC's! The building also has a decent size lift serving all floors. Epic views of the Square and wooden floors, predominantly throughout. The property is currently fitted yet the furniture can be removed.

Features

- A rare self-contained building
- Private roof terrace
- Large passenger lift
- Located near the Elizabeth Line (TCR)
- Air conditioning
- Fully fitted/if desired
- Wooden flooring throughout
- Barista style meet & greet reception area



A rare self-contained period building combining character and modern office accommodation in a prime Soho Square setting. The property offers high-quality fitted workspace with excellent amenities, a private terrace, passenger lift, air conditioning and attractive views over the Square. An exceptional headquarters opportunity in one of London's most vibrant locations.



Location

This modernised period and historic town house (the rare "Soho Maison") is located in the north east corner of the square in the heart of London's fashionable Soho. Soho Square was once one of the most fashionable places to live in London. Now home to an eclectic mix of businesses from Paul McCartneys music business (MPL), film companies, financial firms and AI companies. Even the boss of Uber recently purchased a freehold bar on the square for his own club. Microsoft AI have recently acquired the whole 100,000 sq ft in Film House, some 200m away. The area has a legendary reputation for good reasons, not just because Karl Marx once lived 200 meters away, on Dean Street. It's about Soho having the finest of restaurants and high end to eclectic retail which presents the village with some of London's finest shopping, eateries, theatres, clubs, pubs and bars, all located within its hallowed boundaries.

Soho remains as one of London's most exciting, diverse and culturally integrated areas. Soho Square is the pearl.

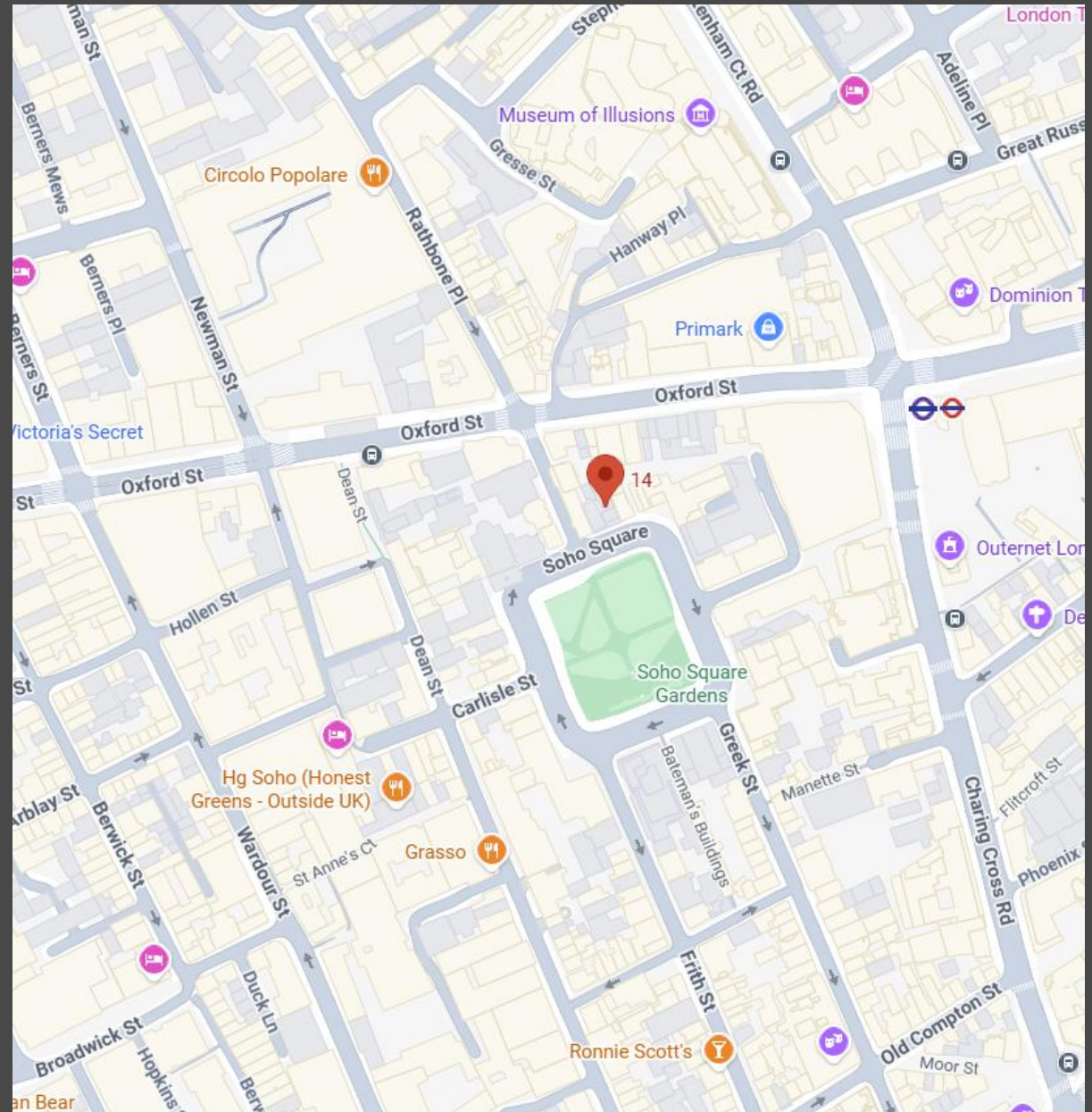
Tottenham Court Road



Piccadilly Circus



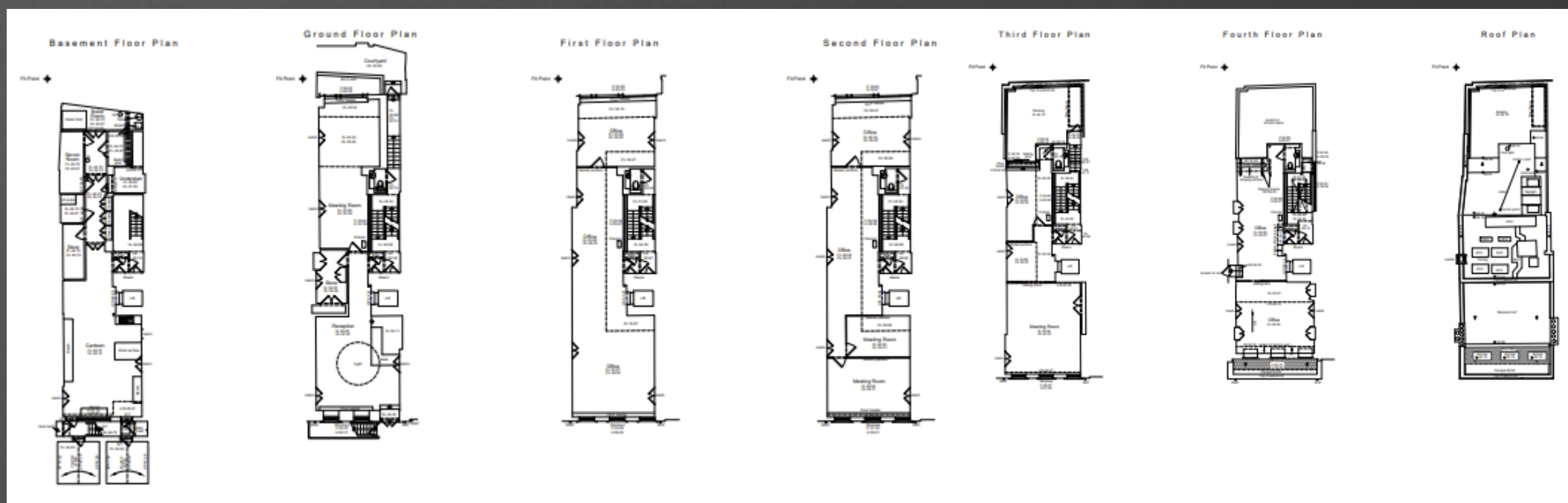
Oxford Circus



Details

SIZE 5,580 sq ft

FLOOR Lower Ground to 4th floors



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	701 sq ft	£69.50	£32.00	N/A	£566,370
3rd	814 sq ft	£69.50	£32.00	N/A	
2nd	1,115 sq ft	£69.50	£32.00	N/A	
1st	1,109 sq ft	£69.50	£32.00	N/A	
G	1,007 sq ft	£69.50	£32.00	N/A	
LG	834 sq ft	£69.50	£32.00	N/A	
Total	5,580 sq ft				

*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 agents Noble Harris.

Or our Joint Agents:
Monmouth Dean - 020 7025 1390



Carl Dobrin

Director

Contact for info or viewing:
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Matthew Noble

Partner

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