



**SUTHERLAND HOUSE,
1ST FLOOR, 5-6 ARGYLL STREET,
LONDON, W1F 7TE**

**FULLY FITTED MODERN OFFICE
TO LET ADJACENT TO
OXFORD CIRCUS**

**1ST FLOOR: 2,033 SQ. FT.
189 SQ. M.**



LONIC
020 7486 0900

[Virtual Tour: https://my.matterport.com/show/?m=pHmD8uNnQx4](https://my.matterport.com/show/?m=pHmD8uNnQx4)

LOCATION:

The property is situated on the east side of Argyll Street which runs north off Great Marlborough Street in Soho. The famous Carnaby Street estate and fashionable retailers such as Liberty's and the Regent Street Apple Store are within moments as are all the amazing restaurants and amenities that Soho has to offer. Oxford Circus Underground Station (Central, Bakerloo and Victoria Lines) is only 50 metres away. In addition, Bond Street Underground Station (Central & Jubilee Lines) is in short walking distance.

ACCOMMODATION:

Recently refurbished attractive 1st floor bright office with good floor to ceiling height. This plug & play office is fitted to a modern standard, benefitting from two meeting rooms, a large kitchenette/breakout area and open plan office section for 40 desks.

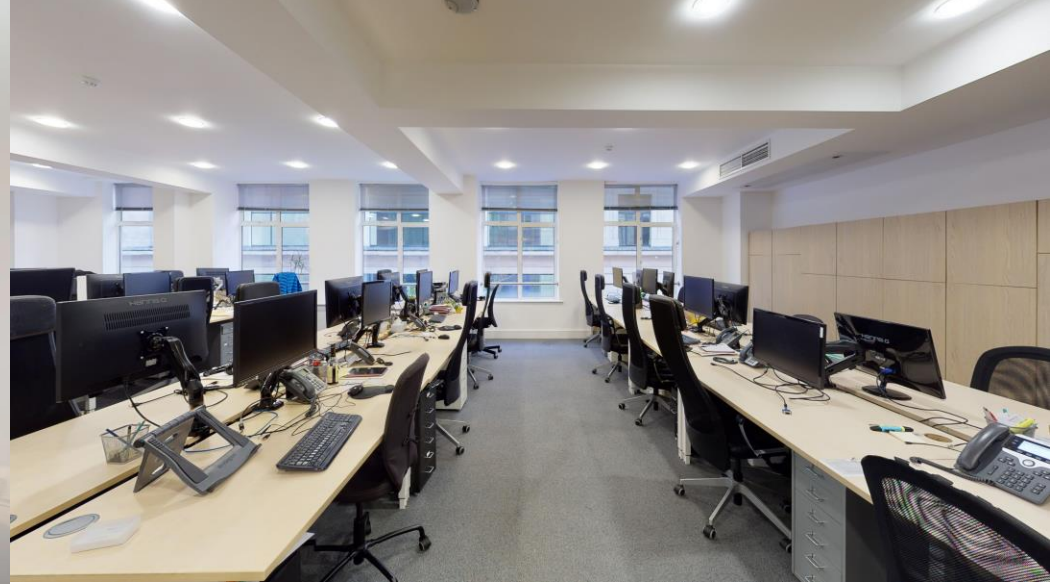
**Viewings strictly by
appointment through
sole agents:**

Jonny Novick
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020 7486 0900

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Meeting Room



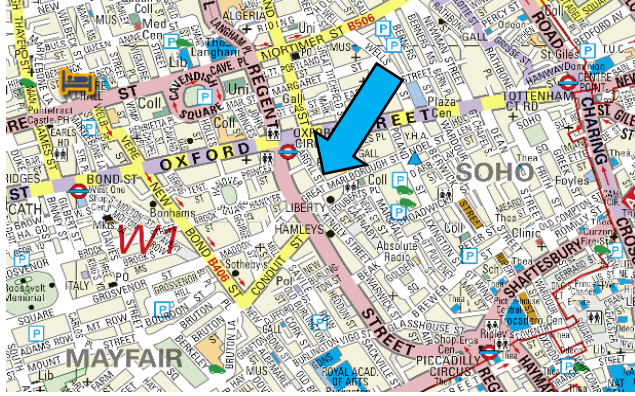
Open Plan Office



Ground Floor Common Area



Kitchenette



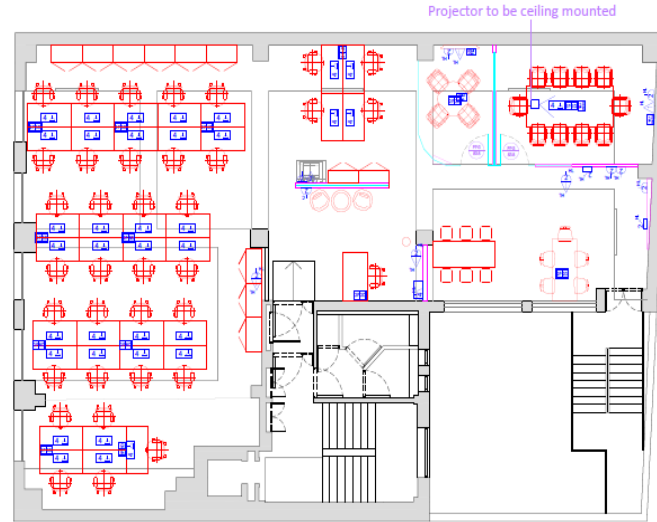
APPROXIMATE COSTS

FLOOR AREA	SIZE	RENT	BUSINESS RATES PAYABLE 2019/20	SERVICE CHARGE	TOTAL INCLUSIVE COST PA/PCM
1 ST FLOOR	2,033 SQ. FT. 189 SQ. M.	£111,815 PAX £55.00 PSF	£51,900 PAX £25.50 PSF	£14,020 PAX £6.90 PSF	£177,735 £14,811

AMENITIES:

- RAISED FLOORS
- AIR CONDITIONING
- LED LIGHTING
- EXCELLENT NATURAL LIGHT
- KITCHENETTE
- 2 MEETING ROOMS
- FIBRE
- PASSENGER LIFT
- CAT 6 CABLED

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LEASE: By way of an assignment of the existing lease, for a term expiring on 16 April 2023, with a tenant only break option on 17 April 2021. The lease is excluded from the Landlord and Tenant Act 1954. If the break is not exercised, 2 months rent free is received equating to £18,636. In addition, the service charge is capped at £11.50 per sq. ft.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. This should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted exclusive of VAT where appropriate.