



10 Chapone Place
London, W1D 3RX

**SELF CONTAINED OFFICE IN
THE HEART OF SOHO
TO LET**

1,387 sq ft / 128 sqm



LONIC
020 7486 0900

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

Stephen Feiner
sf@lonic.eu
020 7486 0900

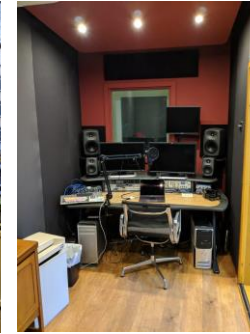
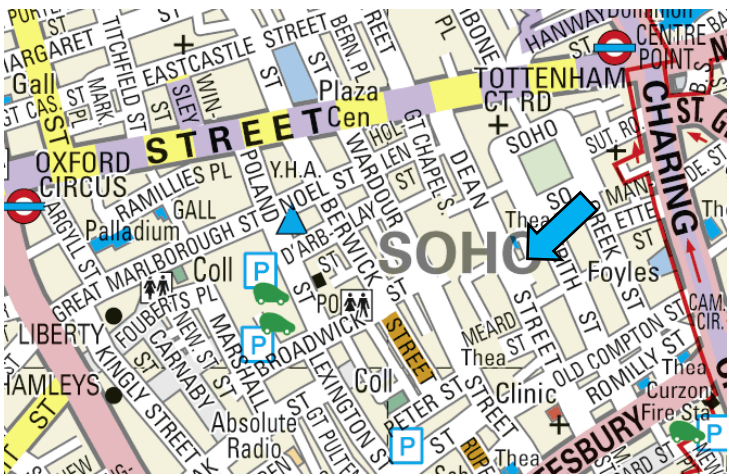
Michael Firestone
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020 7486 0900

Sam Simon
sam@lonic.eu
020 7486 0900

LOCATION: The property is situated heart of Soho just off Dean Street. Tottenham Court Road (Central & Northern line), Oxford Circus (Bakerloo, Victoria & Central line) and Leicester Square (Piccadilly & Northern) underground stations, are all within easy reach.

ACCOMMODATION:

Fantastic self contained building which has been redecorated, office accommodation arranged over 3 floors with self-contained access from the street with good natural light.



AMENITIES:

SELF CONTAINED
CORNER BUILDING

PART AIR CONDITIONED
(not tested)

KITCHENETTE

HIGH CEILINGS

FANTASTIC LOCATION

GREAT NATURAL LIGHT

GAS CENTRAL HEATING

WCs

2 PARKING SPACES

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COSTS

RENT	BUSINESS RATES PAYABLE	TOTAL APPROX COST PER ANNUM/ PER MONTH	FLOOR AREAS	
£69,350 (£50 SQ FT)	£27,740 (£20 SQ FT)	£97,000 £8,000	2 nd	418 SQ FT
			1 st	418 SQ FT
			Grd	551 SQ FT
			TOTAL	1,387 SQ FT

LEASE: A new full repairing and insuring sublease is available until September 2021. The lease will be excluded from the Landlord and Tenant Act 1954

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.