



## 12 MOOR STREET, LONDON, W1D 5NG

ICONIC & UNIQUE OFFICES  
TO LET IN THE HEART OF  
SOHO CREATIVE SPACE

2<sup>nd</sup> & 3<sup>rd</sup> FLOORS

807 SQ FT / 75 SQM



### LOCATION:

The property is located in a prominent prime Soho corner position on Moor Street at the junction with Old Compton Street. Tottenham Court Road (Northern & Central Lines), Piccadilly (Piccadilly & Bakerloo lines) and Leicester Square (Northern & Piccadilly) underground stations are in close proximity. This vibrant location on the Soho & Covent Garden borders is surrounded by the best retailers, bars, theatres & restaurants.

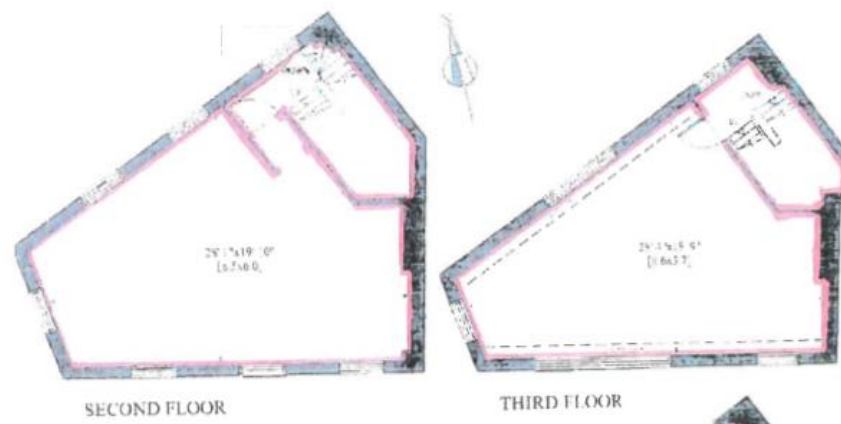
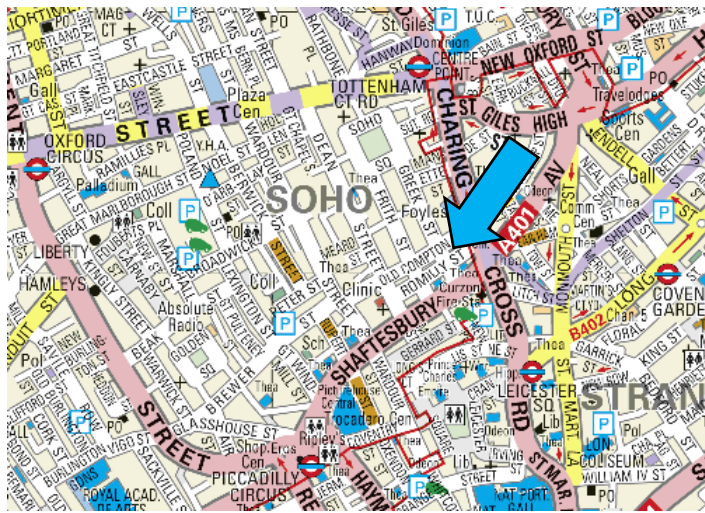
### ACCOMMODATION:

Comprising the entire second and third floors totalling 807 sq ft / 75 sqm, offering bright open plan office space. The floors can be self contained. The offices benefit from a kitchenette and toilet facilities.

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

**Michael Firestone**  
mf@lonic.eu  
020 7486 0900

**Sam Simon**  
sam@lonic.eu  
020 7486 0900



## AMENITIES:

PERIMETER TRUNKING

KITCHENETTE

FANTASTIC NATURAL LIGHT

24 HOUR ACCESS

FIBRE INTERNET

## LEASE & COSTS

The two floors are to be taken jointly, on a new flexible sublease on an inclusive (rent, rates service charge & utilities) basis **at a cost of £3,950 per month inclusive.**

|              |           |        |
|--------------|-----------|--------|
| Second Floor | 440 sq ft | 41 sqm |
| Third Floor  | 367 sq ft | 34 sqm |
| Combined     | 807 sq ft | 75 sqm |

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.

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