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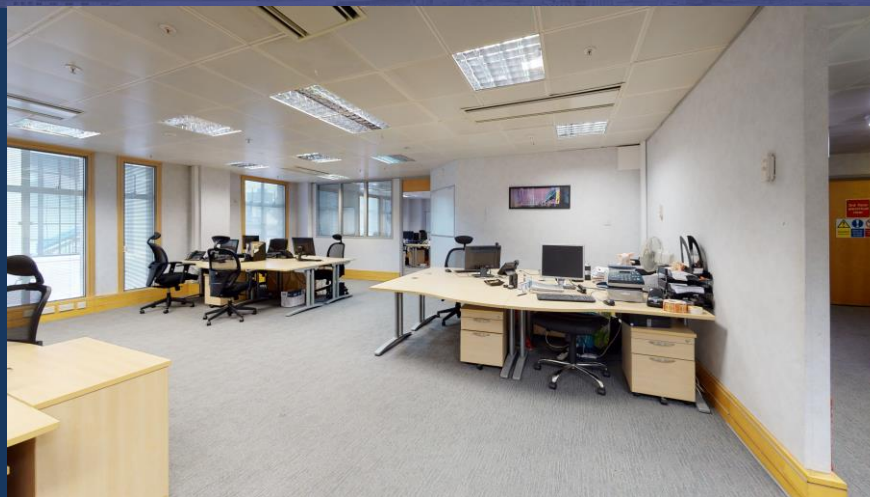
3<sup>RD</sup> FLOOR SUITE TO LET  
IN THE HEART OF SOHO.....  
ONLY £40 PER SQ. FT.  
3,150 SQ. FT.

FOUBERT'S  
PLACE W1

2 FOUBERT'S  
PLACE

COACH

## 2 FOUBERT'S PLACE, W1F 7PA



**Appointment  
through  
sole agents:**

**Jonny Novick**  
jn@ionic.eu  
07811 100 622

**Stephen Feiner**  
sf@ionic.eu  
07956 584 397

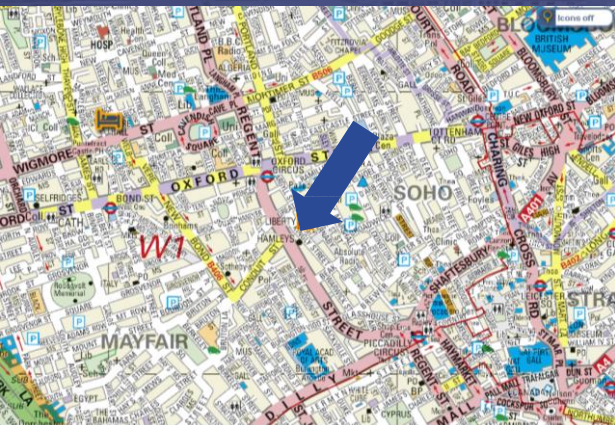
**Virtual Tour: <https://my.matterport.com/show/?m=pDtMpQhiKot>**

### APPROXIMATE COSTS:

**Bright, Office  
Suite In The Heart  
Of Trendy Soho**

**3<sup>rd</sup> Floor:  
3,150 Sq. Ft.  
293 Sq. M.**

FLOOR	SIZE SQ. FT. SQ. M.	RENT PA /SQ. FT.	BUSINESS RATES PA/SQ. FT.	SERVICE CHARGE PA/SQ. FT.	TOC.TAL INCLUSIVE COST PA / PCM
3 <sup>RD</sup>	3,150* 293 <small>*Subject to measurement</small>	£122,760 £40.00	c.£78,750 c. £25.00	c.£36,000 c.£11.45	£237,510 £19,793



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## 2 Foubert's Place, W1F 7PA

### Amenities:

- 24/7 Access
- Video Entry System
- Fibre Connectivity
- Communal Signage Board
- 2 WCs (Male & Female)
- 2 x Passenger Lifts
- 6 Meeting Rooms
- Server Room
- Switch Lights
- Kitchenette
- Comfort Cooling
- Great Natural Light Throughout
- Perimeter Trunking

### LOCATION:

The property is situated in the heart of Soho's liveliest corner Carnaby Street and Kingly Court which has been transformed in recent years providing restaurants, bars, clubs and coffee shops. Oxford Circus Underground Station and Piccadilly Circus Underground Stations are both in close proximity. Charing Cross Underground Station is a 15 minute walk.

### ACCOMODATION:

Modern, self contained third floor offices which have been fully refurbished, offering bright, efficient, open plan floor plate.

### LEASE:

By way of an assignment expiring on 4 April 2021 at a passing rental of **only £40psf**, subject to an outstanding rent review on 5 April 2020. The Lease is excluded from the Landlord & Tenant Act 1954.

Potentially a new lease is available directly from the Landlord on terms to be confirmed.

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.

Open Plan Office



Kitchenette/Meeting Room



Meeting Room



Open Plan Office

