

PRESTIGIOUS SUPERB OFFICES TO LET



MANOR HOUSE, 21 SOHO SQUARE, LONDON W1 OFFICES TO LET 2ND & 4TH FLOORS: 3,301 – 7,157 SQ FT

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OFFICES TO LET
2ND & 4TH FLOORS: 3,301 – 7,157 SQ FT**

Location:

Manor House is situated on the East side of Soho Square at the junction with Sutton Row. The building is adjacent to Tottenham Court Road Underground Station (Northern and Central lines).

Accommodation:

The availability comprises 2nd, and 4th Floors comprising at total of 7,157 sq ft, each benefiting from large open plan offices at the rear and separate period cellular offices with fantastic views over Soho Square at the front.

Floor areas are as follows:

2 nd Floor	-	3,856 sq ft
4 th Floor	-	3,301 sq ft

Both floors are available either separately or together.

Amenities:

- Full Air Conditioning
- Two Automatic Passenger Lifts
- Raised Floors
- Suspended Ceilings
- Double Glazed
- 9 Car Parking Spaces
- Magnificent Views over Soho Square
- Excellent Natural Light Throughout
- High Ceilings

Lease:

Sublease/s available for a term up to 24 February 2017 or longer by arrangement

Rent:

2 nd Floor	-	£40.00 per sq ft exclusive
4 th Floor	-	£35.00 per sq ft exclusive

Rates:

2 nd Floor	-	£20.11 per sq ft
4 th Floor	-	£18.19 per sq ft

Service Charge:

Approximately £10.00 per sq ft

Legal Costs:

Each party to bear their own legal costs

Possession:

Immediate

Viewing:

Strictly by appointment through sole agents

Subject to Contract

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