



**BLANCHFLOWER  
LLOYD BAXTER**  
RETAIL PROPERTY CONSULTANTS

# **SOHO OFFICE TO LET**

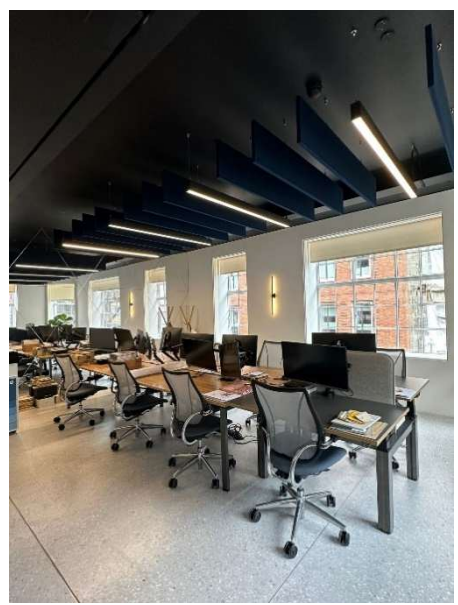
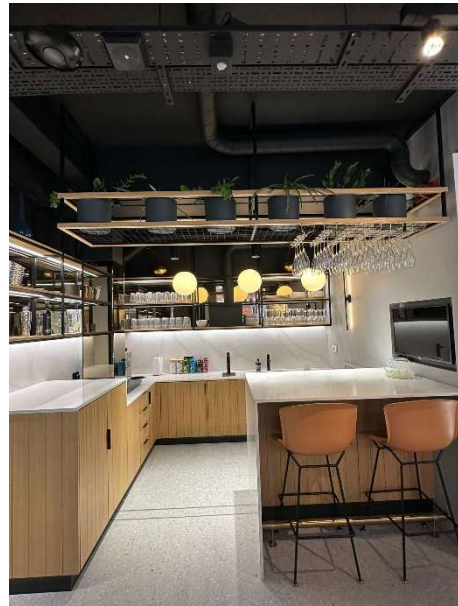
## **17-19 D'ARBLAY STREET, LONDON W1**

**Exceptional opportunity to acquire  
high quality office floors in Soho**



*These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.*

2<sup>nd</sup> Floor, 36 Lexington Street, London W1F 0LJ – Tel: 020 7491 7880



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## LOCATION

The prominent corner building is located in the vibrant heart of Soho, benefiting from the outstanding amenities the local area has to offer.

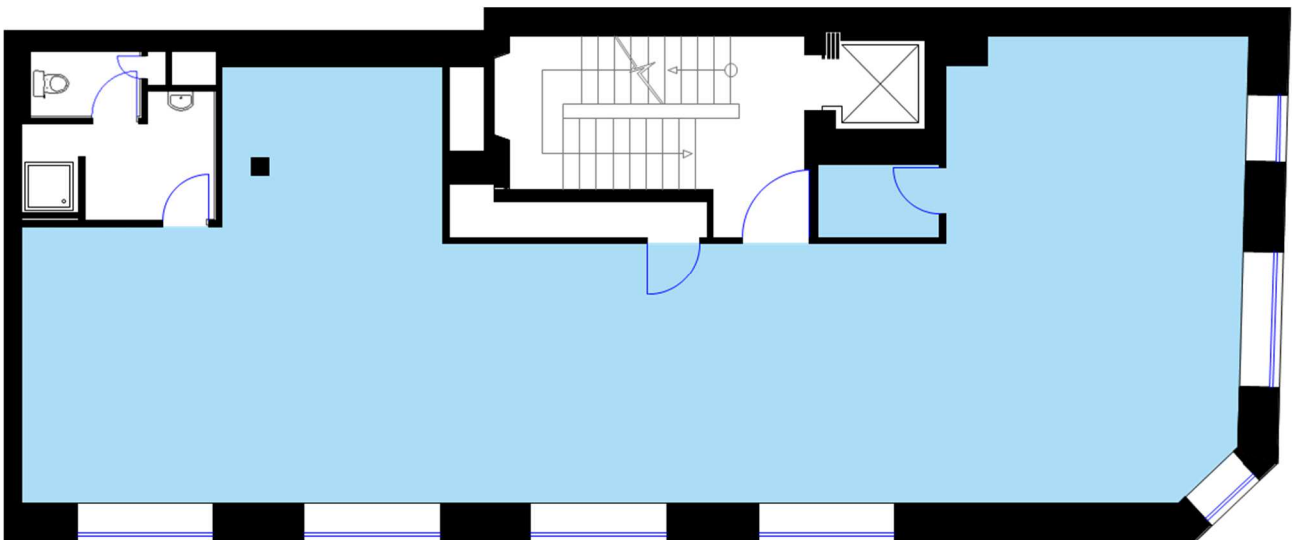
The property is well served by transport links with Oxford Circus, Piccadilly Circus and Tottenham Court Road underground stations all located a few minutes away. Accessibility has been further improved following the opening of the Elizabeth Line.

## ACCOMMODATION

The premises were previously occupied by a design business and have been fitted out to a very high standard. The premises benefits from having well configured floor plates over four floors, with the following approximate net areas:

Floor	Sq ft	Sq m
<b>Fourth</b>	<b>861</b>	<b>79.98</b>
<b>Third</b>	<b>1,214</b>	<b>112.78</b>
<b>Second</b>	<b>1,100</b>	<b>120.19</b>
<b>First</b>	<b>1,101</b>	<b>120.28</b>
<b>Total Floor Area</b>	<b>4,276</b>	<b>379.53</b>

Indicative Floor Plan (not to scale)



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## AMENITIES

- Self-contained corner building
- Exceptional natural light
- Well configured floor plates
- Fully air-conditioned
- Six person (450kg) passenger lift
- Balcony at 4<sup>th</sup> floor level
- WC's on each floor
- Shower on the 2<sup>nd</sup> Floor
- High ceilings

## TERMS

### Lease

New FRI lease available for a term to be agreed, direct from the landlord.

### Rent

First Floor	£85 psf
Second Floor	£85 psf
Fourth Floor	£75 psf

### Rates

Estimated at £24.30 psf (2023/2024).

### Service Charge

TBC

### Viewings

Strictly by appointment through sole agents:

## BLANCHFLOWER LLOYD BAXTER

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