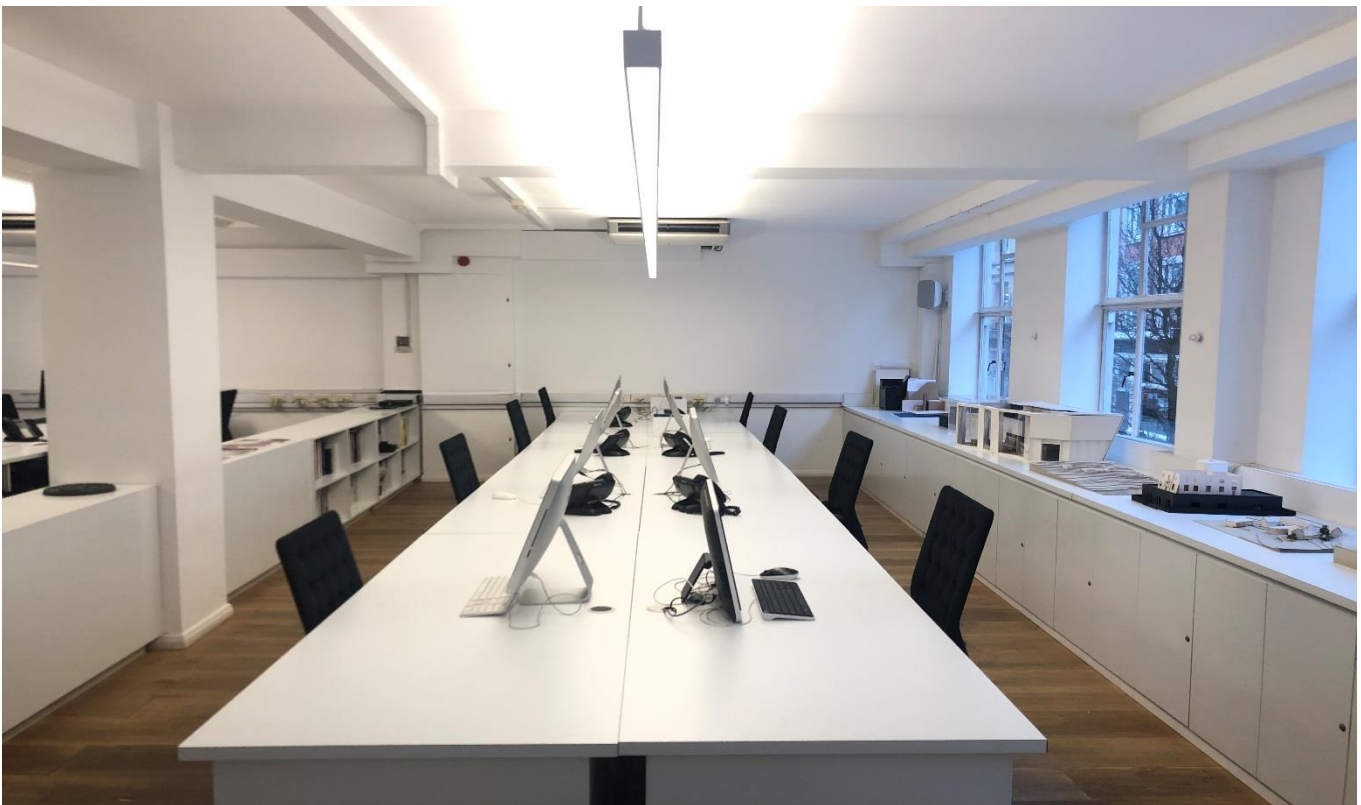


# SOHO

## 14-16 Great Pulteney Street London W1

1,272 sq ft of plug and play office space available on a sub-lease to June 2020.

Alternatively, a new lease direct from the landlord.



### Summary

- 1<sup>st</sup> Floor
- 1,272 sq ft (118.17 sq m) Approx
- £62.50 /per sq ft exclusive on a sub-lease to June 2020.
- Alternatively a new lease direct from the landlord.

### Contact us

Viewing is strictly by prior appointment with Colliers International through: 020 7935 4499

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## PROPERTY DESCRIPTION

Located on the east side of Great Pulteney Street, the property is situated in central Soho, an area which is world famous for its top class restaurants, shops and night life. The property benefits from excellent transport links with Piccadilly Circus (Piccadilly, Bakerloo lines), Oxford Circus (Central, Victoria and Bakerloo lines) and Leicester Square (Northern and Piccadilly lines) all within a short walk.

The office space is located on the 1st floor, which is accessed via a passenger lift. The office is fully fitted out with a large meeting room and 16 desks. The suite also benefits from wooden floors, LED lighting, air conditioning and a kitchenette.

### **VAT**

This property is elected for VAT and will be applicable on all outgoing.

### **Tenure**

Leasehold.

### **Lease Term**

A sub-lease until 22<sup>nd</sup> June 2020.

Alternatively, a new flexible lease direct from the landlord.

### **EPC**

Tbc.



## AMENITIES

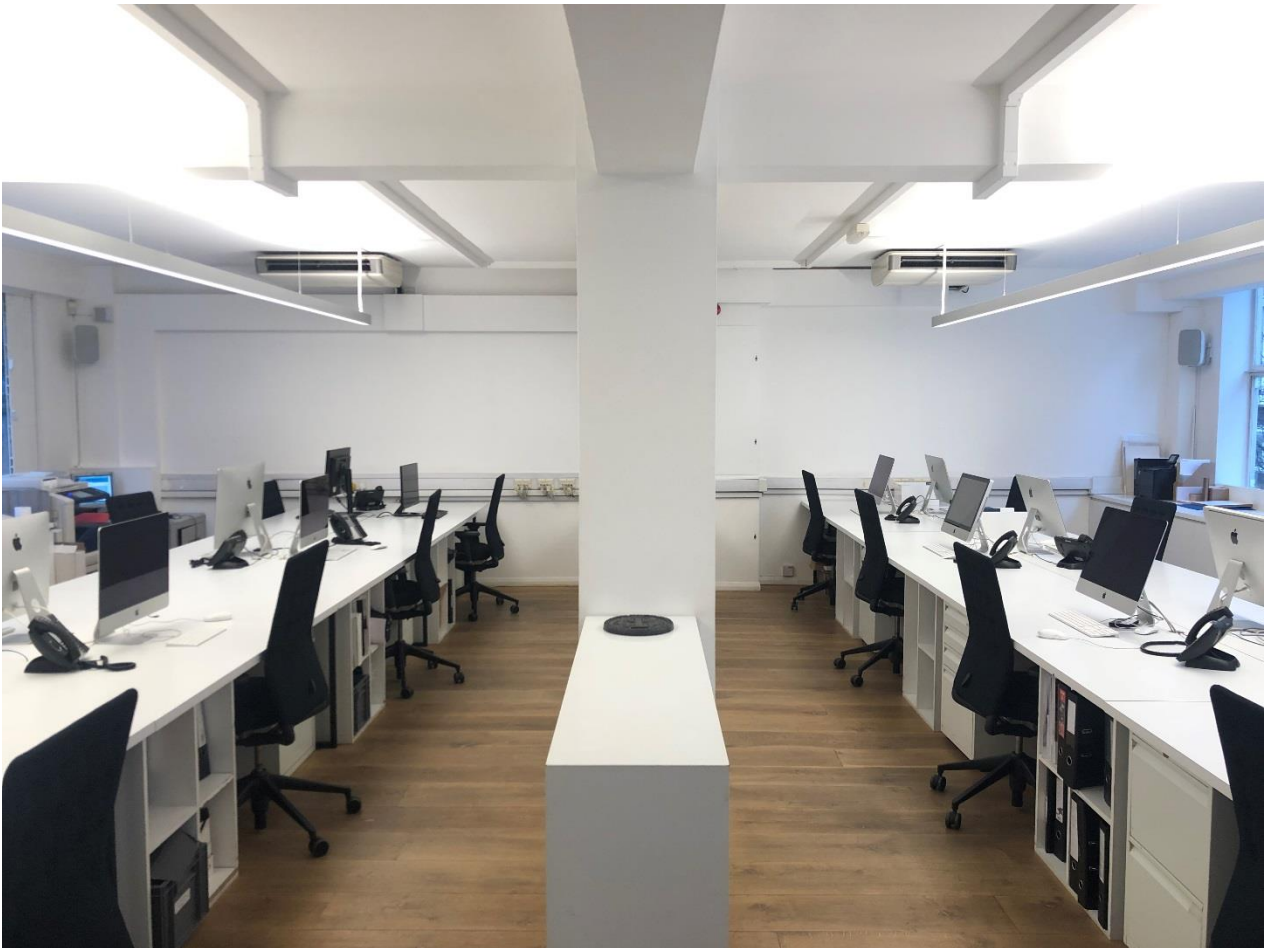
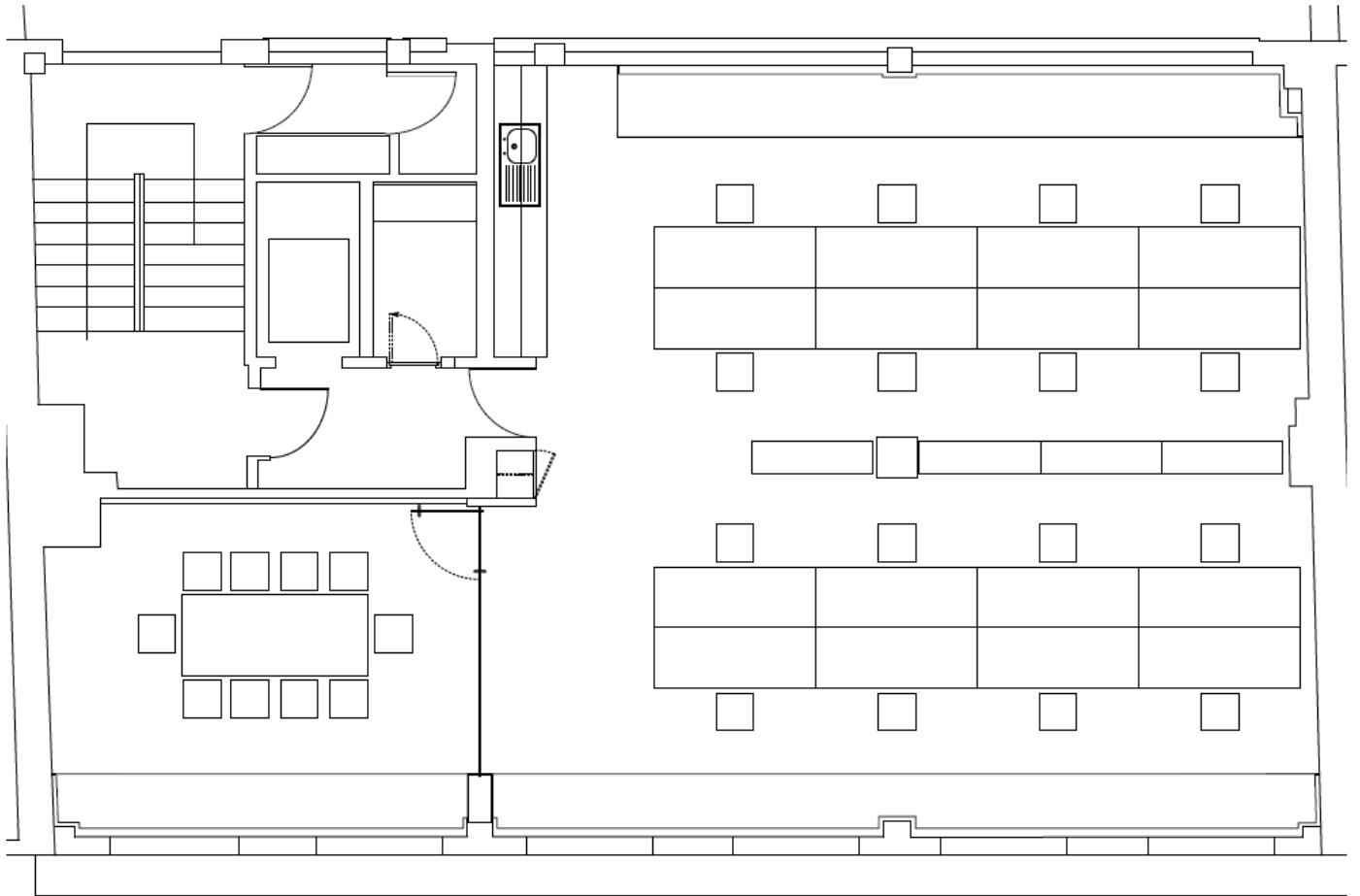
- Fibre
- Wooden flooring
- Fully fitted with 16 desks and a meeting room
- Kitchenette
- LED lighting
- Air conditioning
- Passenger lift
- Perimeter trunking
- Video entry system
- Excellent natural light
- Additional 30 sq ft store room

## FLOOR AREAS & OUTGOINGS

Floor	Sq ft Approx.	Rent	Service Charge	Rates	Total
1 <sup>st</sup>	1,272	£62.50	£15.49	£24.53	£102.52 psf
<b>Total</b>	<b>1,272</b>	<b>£62.50</b>	<b>£15.49</b>	<b>£24.53</b>	<b>£130,405 pa</b>

Prospective tenants are revised to confirm any rating liability directly with the Local Authority







## CONTACT US

All appointments to view must be arranged via sole agents Colliers International, through:

Name: Edward Offenbach  
Email: [Edward.offenbach@colliers.com](mailto:Edward.offenbach@colliers.com)

Name: Meg Bailey  
Email: [Meg.bailey@colliers.com](mailto:Meg.bailey@colliers.com)

Colliers International  
50 George Street  
London  
W1U 7GA United Kingdom

[collierslondon.com](http://collierslondon.com)  
020 7935 4499

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