

CFK

08700 533 755

www.cfklp.co.uk

**8-10 LOWER JAMES STREET
SOHO, LONDON W1**

**4,050 FT²
TO LET**

**GROUND FLOOR QUALITY OFFICE SPACE
LOWER GROUND FITTED AS CASTING STUDIO
OWN FRONT DOOR AND WINDOW FRONTAGE**



8-10 LOWER JAMES STREET • SOHO • LONDON W1

THE LOCATION

In the heart of Soho, the building is on the West side of Lower James Street, which connects Brewer Street with Golden Square. Communications are extremely good and nearby Piccadilly Circus (Piccadilly and Bakerloo lines) also provides fast access to the Heathrow Express via Paddington.

ACCOMMODATION

The ground floor provides predominantly open plan office space. It has its own front door and benefits from an extensive window frontage and attractive exposed ceilings.

The lower ground floor has been fitted out to provide 3 casting studios, an open plan area, kitchen, store and comms. room.

Ground	1760 ft ²
Lower Ground	2290 ft ²
TOTAL	4050 ft²

AMENITIES

- Own front door
- Window frontage
- Comfort Cooling
- Raised floors
- Good ceiling height
- Lower Ground fitted as bespoke casting studio





LEASE

A new underlease until 1st September 2015 on effective full repairing and insuring terms. The underlease will be outside The 1954 Landlord & Tenant Act (Part II).

RENT

£115,320 per annum exclusive of outgoings and VAT. This equates to £28.47 per sq ft overall.

OUTGOINGS

Business rates payable in the Financial Year from April 2010 are estimated at £9.78 per sq ft. Service charge estimate is £6.25 per sq ft. Buildings Insurance to be confirmed.

VIEWING

Strictly by appointment through sole agents

Ian Kitchener

ian.kitchener@cfkllp.co.uk

020 7484 9260

Michael Fraser

michael.fraser@cfkllp.co.uk

020 7484 9262

FOR FURTHER INFORMATION, VISIT OUR WEBSITES:

www.cfk-particulars.co.uk/lower-james/pdf/

www.cfkllp.co.uk

Subject to Contract





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MISREPRESENTATION ACT 1967

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