

# CFK

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[www.cfklp.co.uk](http://www.cfklp.co.uk)

8-10 LOWER JAMES STREET  
SOHO, LONDON W1

COMFORT COOLED OFFICE SPACE  
COMPRISING ENTIRE 1ST FLOOR OF 1670 FT<sup>2</sup>  
TO LET



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 entire 1st floor of 1670 ft<sup>2</sup> provides flexible open plan office space, together with a boardroom and kitchenette.

## AMENITIES

- Comfort Cooling
- Raised Floors
- Boardroom and kitchenette
- Attractive Ceilings
- Passenger Lift

## LEASE

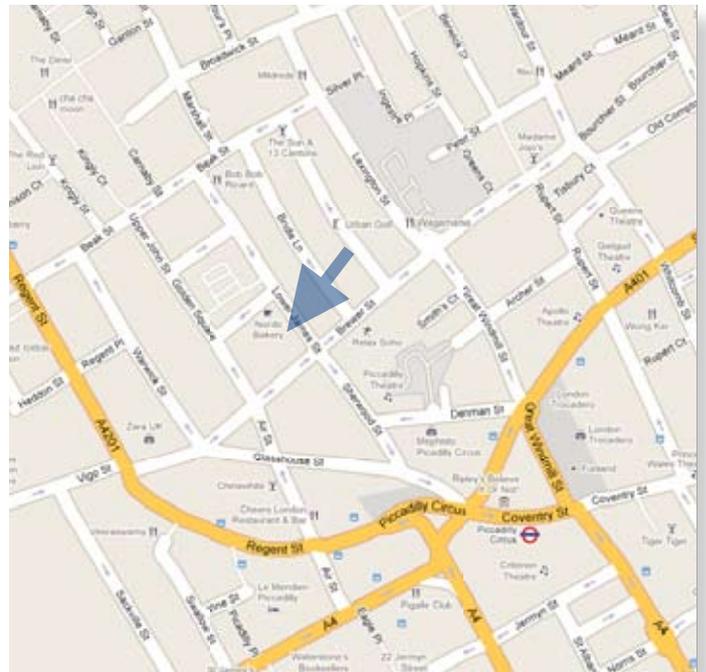
A new underlease until 27th September 2015 on effective full repairing and insuring terms. The underlease will be outside The 1954 Landlord & Tenant Act (Part II).

## RENT

£75,150 per annum exclusive of outgoings and VAT. This equates to £45.00 per ft<sup>2</sup>.

## OUTGOINGS

Business rates payable in the present Financial Year to April 2013 are estimated at £19.32 per ft<sup>2</sup>. Service charge is presently running at approximately £8.50 per ft<sup>2</sup>, to include heating and cooling. Buildings Insurance tbc.





## VIEWING

Strictly by appointment through sole agents

Ian Kitchener

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**FOR FURTHER INFORMATION,  
VISIT OUR WEBSITE:**

[www.cfkllp.co.uk](http://www.cfkllp.co.uk)

**Subject to Contract**



**Energy Performance Certificate** HM Government  
Non-Domestic Building

**FIRST FLOOR**  
8-10 Lower James Street  
LONDON  
W1F 9EL

**Certificate Reference Number:**  
0280-4991-0300-6413-8024

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbc/](http://www.communities.gov.uk/epbc/).

**Energy Performance Asset Rating**

More energy efficient

**A+** 0-10  
**A** 10-25  
**B** 26-50  
**C** 51-75  
**D** 76-100  
**E** 101-125  
**F** 126-150  
**G** Over 150

**103** This is how energy efficient the building is.

Less energy efficient

**Technical Information**

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	196
Building complexity (NDS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	82.88

**Benchmarks**

Buildings similar to this one could have ratings as follows:

**65** if newly built  
**100** if typical of the existing stock

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## MISREPRESENTATION ACT 1967

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