

CFK

020 7484 9269

www.cfklp.co.uk

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

**4,050 FT²
TO LET FOR 2 YEARS**

**MEDIA SUITE OVER GROUND
AND LOWER GROUND FLOORS
SPECIALIST FIT OUT FOR FILM PRODUCTION
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

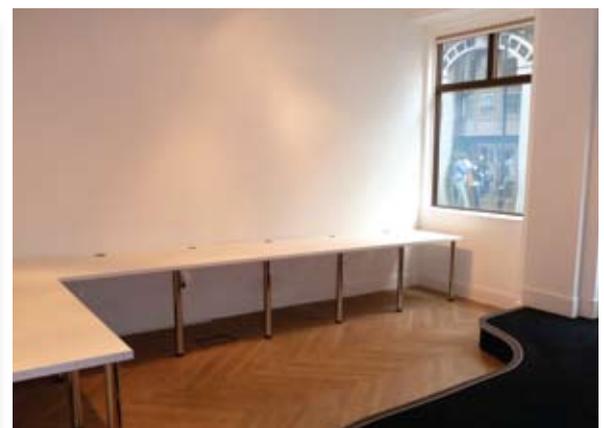
The suite over ground and lower ground floors benefits from its own front door and a window frontage. The previous occupier has undertaken an extensive fit out to provide a number of rooms for casting, film production and post production.

Ground 1760 ft²
Lower Ground 2290 ft²

TOTAL 4050 ft²

AMENITIES

- Specialist fit out
- Own front door
- Window frontage
- Air conditioning
- Raised Floors
- Kitchenette



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LEASE

A new underlease until 28th September 2015 on effective full repairing and insuring terms. The underlease will be outside The 1954 Landlord & Tenant Act (Part II).

RENT

£115,000 per annum exclusive of all outgoings and VAT. This equates to £28.40 per ft².

OUTGOINGS

Business rates payable in the present Financial Year are estimated at £13.03 per ft². The service charge is estimated at £9.93 per ft² (inclusive of heating/cooling and Buildings Insurance).

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 WEBSITE:**

www.cfkllp.co.uk

Subject to Contract



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EPC

E rating. For a copy of the EPC certificate, please contact the agent

MISREPRESENTATION ACT 1967

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