

OFFICES TO LET

4 D'ARBLAY STREET, W1F 8DJ

226-292 Sqft.

DESCRIPTION

The offices comprise the self-contained upper parts of 4 D'Arblay Street, set within an attractive Grade II listed building with its own front door. The available floors have recently been refurbished and benefit from excellent natural light throughout, new carpets, new spot lighting and new WC / shower facilities.

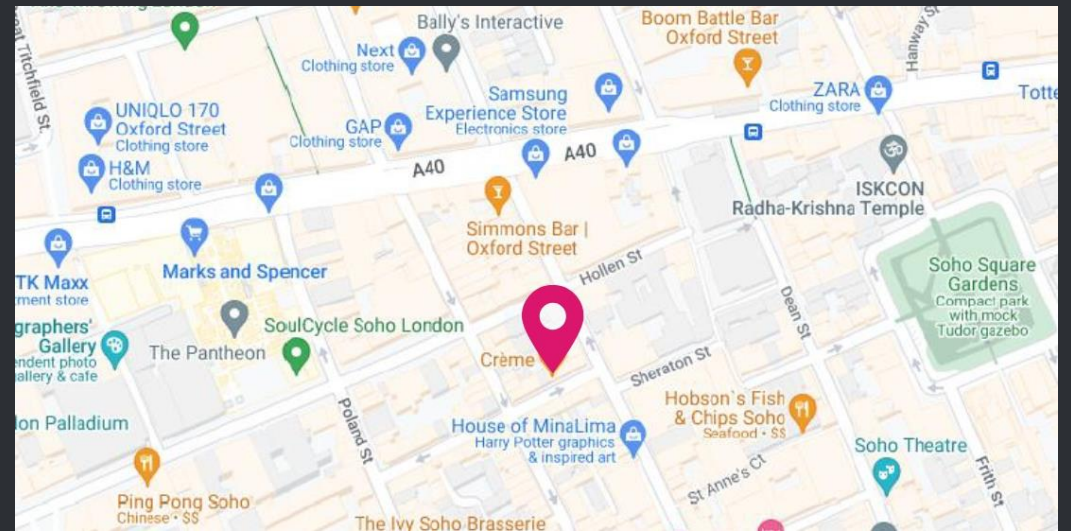
SPECIFICATION AND AMENITIES

- Excellent location
- Self-contained townhouse
- Newly decorated
- 24-hour access
- Period features
- Spot lighting throughout
- Fitted kitchen
- Demised shower

LOCATION

The building is located in the vibrant heart of Soho and benefits from all the amenities it has to offer. It is a brief walk from either Oxford Circus underground station (Bakerloo, Central & Victoria Lines), Piccadilly Circus (Piccadilly & Bakerloo lines) or Tottenham Court Road station (Central & Northern lines).

Soho is now the creative hub of London's booming media industry and has the densest concentration of restaurants, cafés, clubs and bars in central London and truly represents the vibrant, bustling heart of this amazing city. Soho is a location roughly bounded by Oxford Street to the north, Charing Cross Road to the east, Leicester Square to the south and Regent Street to the west. London's media industry thrives here with multiple advertising agencies, television and radio studios choosing Soho as their base of operations.



4 D'ARBLAY STREET, W1F 8DJ

226-292 Sqft.

SCHEDULE OF AREAS

Floor	Sqft.	Sq. m,
3 rd Floor	226	21
2 nd Floor	292	27
1 st Floor	292	27

FINANCIALS

Rent: £67.50 p/Sqft.

Rates: Estimated £25.00 p/Sqft.

S/C: Approx. £4.00 p/Sqft.

LEASE OPTIONS

A new lease(s) is available directly from the landlord.

VIEWINGS

Strictly by appointment through SHB

YOUR SHB CONTACTS



Simon Blair

CEO

M: 0771 267 7402
sblair@shbre.co.uk



Rhys Evans

Director

M: 0778 872 4400
revans@shbre.co.uk



Misrepresentation act (copyright) disclaimer:

SHB Real Estate Limited themselves and for the vendor(s) of this property whose agents they are, give notice that:

1. These particulars do not constitute, not constitute any part of, an offer or contract.
2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
3. Any intending purchaser or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The Vendor(s) do not make or give and neither SHB Real Estate Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misrepresentations Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendments.

SHB/