

New Instruction

27 Lexington Street, Soho, London, W1

**Economical self-contained ground and lower ground floor unit
with private street entrance**



Location:

Lexington Street runs north/south in the heart of Soho between Brewer Street and Broadwick Street.

The building is situated on the west side of the street just south of the junction with Beak Street.

Description: Comprising the self-contained ground and lower ground floors of this 1950s fronted building with direct street access.

The ground floor is an office unit with rear roof lighting and a kitchenette with an integral staircase to the lower ground floor which comprises dry storage area. There is a wc on the ground floor.

The premises are available in their existing condition with electric storage heating or alternatively the ingoing tenants requirements can be taken into account and a refurbishment programme (with comfort cooling) undertaken.

Accommodation: A self-contained commercial unit offering offices on the ground floor and storage on the lower ground

Size (sq ft):

Floor	Size (sq ft)	Use
Ground	516	Office
Basement	580	Storage
Total	1,096	

Amenities:

- Private street entrance
- Large dry storage area
- Kitchenette
- WC
- Available as is or refurbished
- Economical outgoings
- Flexible terms from the freeholder
- No VAT payable on rent.

Terms: A new lease from the freeholder, outside the Act, for a term by arrangement. Short term leases will be considered.

Rent: £27,500 per annum exclusive of rates and service charges.

Service Charge: To be confirmed, but minimal.

Rates: To be confirmed

Viewing: By arrangement with the sole letting agents

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