

# NEW INSTRUCTION

## SUPERB SELF CONTAINED SOHO OFFICE SUITE

TO LET – 517 SQ FT

1 OLD COMPTON STREET, SOHO, W1

**Braham Good**  
SURVEYORS & COMMERCIAL  
PROPERTY CONSULTANTS  
020 7935 1653  
www.brahamgood.co.uk  
**PROPERTY PARTICULARS**



### LOCATION

The building sits on the corner of Old Compton Street and Charing Cross Road and just a short distance from Cambridge Circus.

Tottenham Court Road and Piccadilly Circus Underground stations are close by.

### DESCRIPTION

The accommodation comprises the entire **third floor** which has undergone refurbishment to provide a bright, open plan office with excellent floor to ceiling height having an approximate net internal floor area of **517 sq ft**

### FEATURES

- ◆ Refurbished
- ◆ Plastered Ceilings
- ◆ Electric heating
- ◆ Excellent natural light
- ◆ Solid wood flooring
- ◆ Perimeter trunking
- ◆ Kitchenette
- ◆ Entryphone
- ◆ 24 Hour Access
- ◆ Halogen lighting

### LEASE

A new lease is available from the freeholder for a term to be agreed.

### RENT

£14,750 per annum exclusive of outgoings and vat

### VIEWING

Through sole agent Braham Good. Contact

Andrew Rosen – 020 7487 9797

April 2011

#### IMPORTANT NOTICE

These particulars are provided as a general guide only and do not form part of any offer or contract. No representation or warranty is given and interested parties should satisfy themselves as to the accuracy of all information provided.

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