



Office Space To Let

2nd Floor
9 Argyll Street
London
W1F 7TG

Size
1,052 sq ft (97.73 sq m)

Rent
£71,000 per annum exclusive
(£67.50 psf)

Rates Payable
approx £30,000 per annum

Service Charge
TBC

- Prime Soho
- Impressive Boardroom / Meeting Rooms
- Kitchenette
- Approx. 1 minutes from Oxford Circus Underground Station
- Low rental for the location
- Passenger lift
- Air conditioning
- EPC C

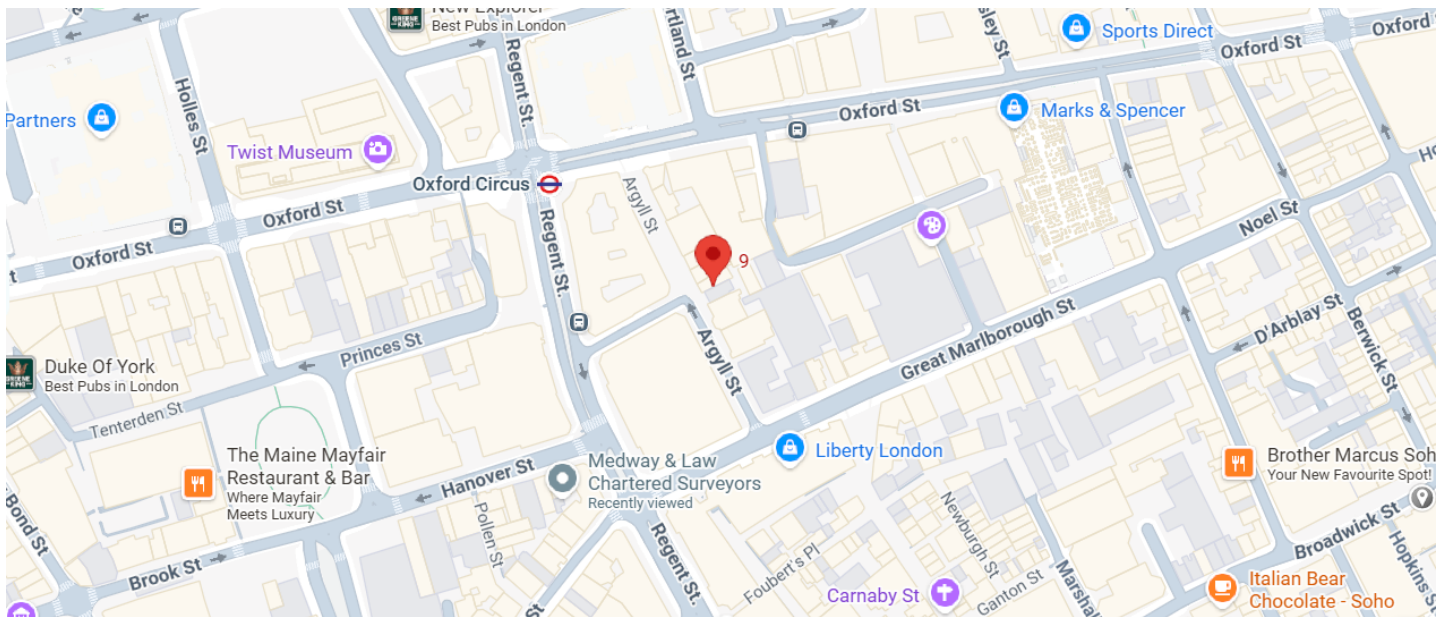
OFFICE SPACE TO LET

Location

The property is prominently situated on Argyll Street, an established destination in Soho in London's West End.

Argyll Street is well known for its vibrant mix of retail, leisure, and dining options adjacent to Oxford Street and Regent Street.

The property boasts exceptional public transport links, located just a one-minute walk from Oxford Circus Underground Station (Victoria, Central, and Bakerloo lines). Bond Street Underground Station is a seven-minute walk away, providing access to the Jubilee, Elizabeth, and Central lines, while Piccadilly Circus (Piccadilly and Bakerloo lines) is reachable in under ten minutes.



Description

This modern office suite features a spacious open-plan working area currently set up with 12 desks and air conditioning throughout.

Positioned at the front of the suite are two dedicated meeting rooms, including a well equipped boardroom.

The property includes a private kitchenette and W/C facilities with direct lift access from the ground floor.



Lease Terms

Available by way of assignment expiring February 2035. There is a tenant break option February 2030.

Floor Area

Second	1,052 sq ft	97.73 sq m
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