

**Self-Contained Building  
off Soho Square for  
Educational Use only**

**TO LET  
(APPROX. 5,500 SQ FT)**

1-2 Soho Street, London W1



**LOCATION**

The building is located between Soho Sq & Oxford Street. The area is excellently served by many local retailers along Oxford Street and a plethora of different cuisines to choose from in Soho.

**DESCRIPTION**

A Self-contained building with its own access from street level over Basement, Ground & 1<sup>st</sup> – 5<sup>th</sup> floors. Currently arranged as partitioned classrooms throughout.

**ACCOMMODATION**

- Approx 5,000 sq ft (464.51 sq M)
- Central Heating
- AC
- Passenger Lift
- Kitchen & WCs
- Perimeter cabling
- Entryphone
- 24/7 access
- Excellent natural light with dual aspects
- Central Location close to Elizabeth Line

**PASSING RENT**

£190,000 per annum exclusive.

**TERM**

The building is available on an assignment for a term expiring October 2031.

**RATES**

Rateable Value: £164,000

Interested parties should make their own enquiries.

**SERVICE CHARGE**

TBC

**LEGAL COSTS**

Each party to bear their own costs incurred in this transaction.

**VAT**

All figures are quoted exclusive of VAT, if applicable.

**VIEWINGS**

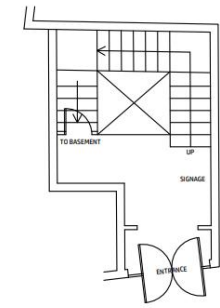
Strictly by appointment only through sole agents Ian Scott International.

**CONTACT**

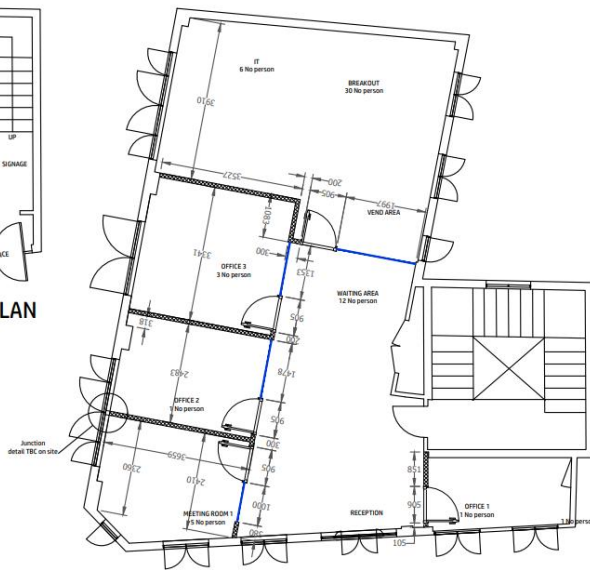
**KELLY MYERS**

**M:** +44 7739 220 411

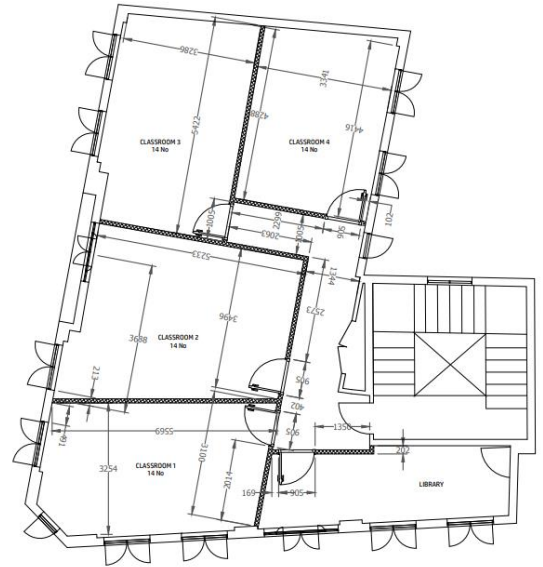
**E:** [kelly@ianscott.com](mailto:kelly@ianscott.com)



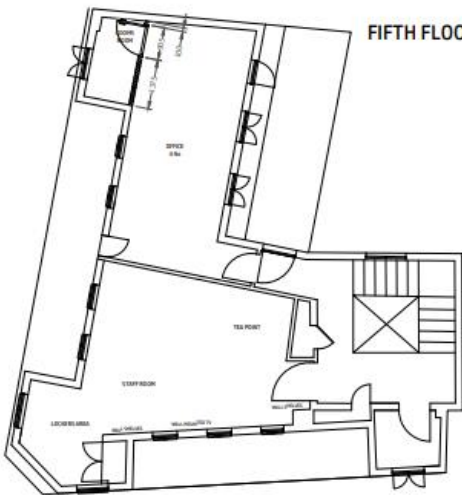
GROUND FLOOR PLAN



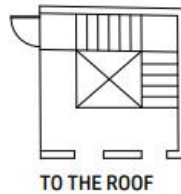
FIRST FLOOR PLAN



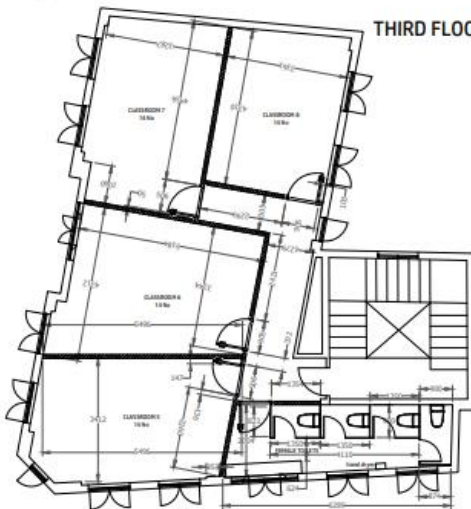
SECOND FLOOR PLAN



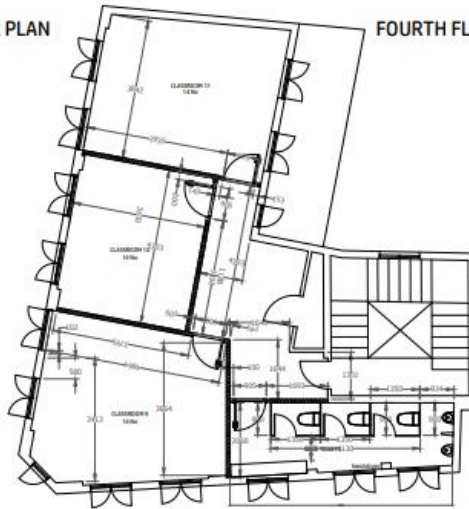
FIFTH FLOOR PLAN



TO THE ROOF



THIRD FLOOR PLAN



FOURTH FLOOR PLAN

**MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991**

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