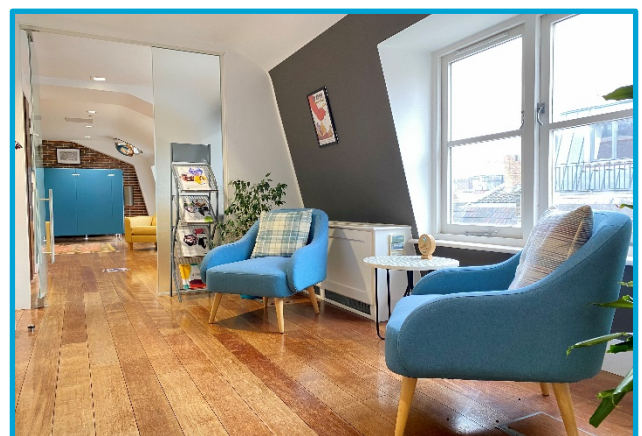
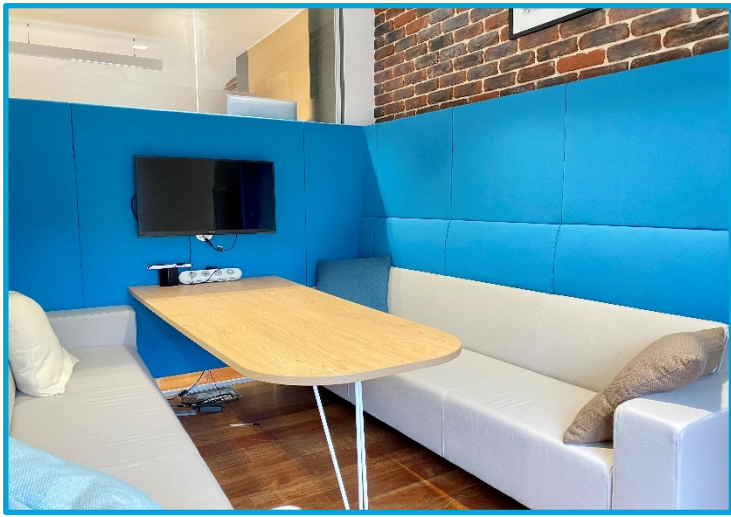


**FULLY FITTED AND FURNISHED OFFICE SPACE
TO LET
1,289 SQUARE FEET
EXCELLENT SOHO LOCATION
4 MINS WALK TO TOTTENHAM COURT ROAD STATION**



4TH FLOOR, D'ARBLAY HOUSE, 16 D'ARBLAY STREET, W1F 8EA





Location

The building is located in the vibrant heart of Soho and benefits from excellent transport connectivity. D'Arblay House is only a 4 minute walk to Tottenham Court Road Station (Elizabeth, Central and Northern Lines). Oxford Circus (Bakerloo, Central and Victoria Lines) is only a 6 minute walk. Piccadilly Circus (Piccadilly & Bakerloo lines) is an 8 minute walk to the property. There are multiple shopping facilities and a host of bars and restaurants in the immediate area.

Description

The property comprises an end of terrace mixed-use building of traditional brick construction, arranged over ground, basement and four upper floors. The 4th Floor is fully fitted and furnished and ready to occupy with 12 desks (the majority of which are electric/standing desks). This office offers a perfect solution for an incoming Tenant who wishes to avoid upfront, capital expenditure on a new office fit-out. The 4th floor also benefits from a large boardroom seating 11 people (with room for additional chairs), breakout areas with soft seating, a waiting area, a large acoustic meeting booth, a kitchenette area, a small outdoor balcony, 2 demised WC's and more. D'Arblay House also benefits from a passenger lift.

Features Include

- ✓ Plug and play with 12 desks
- ✓ 1 large boardroom
- ✓ Waiting area
- ✓ Breakout areas with soft seating
- ✓ 1 large acoustic meeting booth
- ✓ Comfort cooling (heating and cooling)
- ✓ Kitchenette
- ✓ 2 private WC's
- ✓ Passenger lift
- ✓ Small outdoor balcony



Accommodation

Floor	Sq Ft	Sq M
Fourth	1,289	119.75
Total Net Internal Floor Area	1,289	119.75

Terms

Available via a lease assignment or sublease until 27th May 2027 at the current passing rent of £86,040 per annum exclusive (£66.75 per sq ft). A new lease may also be available from the Landlord by separate arrangement.

Rates Payable

Approximately £26.47 per sq ft. Prospective Tenants are advised to verify the rates payable with the Local Authority.

Service Charge & EPC

£13.36 per sq ft (2025 – 2026). The 4th floor has a EPC rating of 'C'

VAT

The property is elected for VAT

Further Information & Viewings (via Sole Agents)

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16 D'Arbly Street
London
W1F 8EA

Scale 1:100

Fourth Floor

OWNER	Magnum Square Limited 20 Broadwick Street London W1F 8HT	020 7479 4855	
PROJECT	16 D'Arbly Street London W1F 8EA		
MEASURED SURVEY	DRAWING TITLE LEASEPLAN		
SCALE	1:100	DATE	Apr 14
DRAWING NUMBER	5		9240

