

PROMINENT SOHO UNIT AVAILABLE

# 6-8 Warwick Street

London W1B 5LU



**Savills London**

33 Margaret  
Street London  
W1G 0JD

[savills.co.uk](http://savills.co.uk)



## Location

The unit sits on Warwick Street, Soho, which runs parallel to Regent Street and with proximity to Piccadilly and Oxford Circus.

Local operators include: **1 Warwick** by **Maslow's**, **Gathering Gallery**, **Rapha**, **Stone Island**, **66° North**, **Uniqlo**, **Theory**, **Kiln**, **Park Row** and **Whole Foods**.

## Accommodation

The unit is arranged over ground floor and basement, and forms part of a recently developed office scheme.

Ground Floor:	1,062 sq ft	98.66 sq m
First Floor:	392 sq ft	36.41 sq m
<b>Total:</b>	<b>1,454 sq ft</b>	<b>135.07 sq m</b>



## Viewing & further information

Strictly by prior arrangement only with:

### Andrew Gibson

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### James Fairley

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### Derek Quinlan

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+44 (0) 7973 720 424



## Rent

£125,000 per annum exclusive.

## Tenure

The unit will be available on new effectively full repairing and insuring leases for a term to be agreed.

## Rates

Property has been removed from rating register, rates TBC.

## Use

The premises currently benefits from Class E use which includes various commercial uses including Retail, Restaurant, Office or Gym space without the need for change of use.

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## EPC

A valid EPC for this property can be made available upon request.




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