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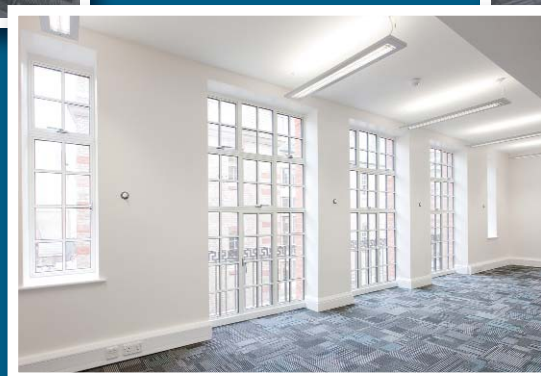
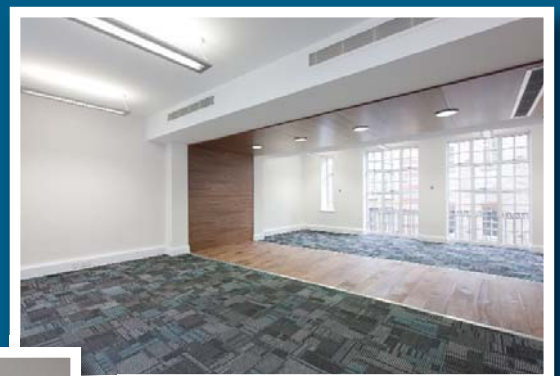
LONDON W1

# BEAK STREET

FULLY REFURBISHED SOHO OFFICES  
WITH COMFORT COOLING



**670 - 2,010 sq.ft.**  
(62.24 - 186.73 sq.m.) Approx



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LONDON W1

# BEAK STREET

## LOCATION

This prominent building is situated on the north side of Beak Street almost at the junction with Marshall Street. Oxford Circus, Tottenham Court Road and Piccadilly Circus underground stations are in close proximity. The area is well served by restaurants, shopping and transport facilities.



## ACCOMMODATION

The available offices are planned over second, third and fourth floors and each have undergone substantial refurbishment to include modern designer finishes. The office floors are currently in clear space but are easily divisible to provide open plan and cellular offices.

The office floors are available together or separately having the following approximate areas:

4th Floor	670 sq.ft.	(62.24 sq.m.)
3rd Floor	670 sq.ft.	(62.24 sq.m.)
2nd Floor	670 sq.ft.	(62.24 sq.m.)
<b>Total</b>	<b>2,010 sq.ft.</b>	<b>(186.73 sq.m.) approx</b>



## FEATURES

- New comfort cooling
- Lift
- New toilets
- Part timber floor
- Perimeter trunking
- Video entry phone
- Newly carpeted
- Excellent natural daylight



## TERMS

Full rent and lease terms on application.

## VIEWING

By appointment through landlord's sole agent.

Richard Spencer



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Hargreaves Newberry Gyngell Limited  
95 Wigmore Street, London W1U 1QW

Note that particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax. (April 2010)