

**TO LET****D1 EDUCATIONAL PREMISES****SELF-CONTAINED BUILDING****1-2 SOHO STREET, LONDON W1D 3GN****4,210 SQ. FT. (391.2 SQ.M)****Location:**

The premises are prominently located on the southern side of Oxford Street at its junction with Soho Street, a short distance from Soho Square.

Local transport connections are good. The subject property being in close proximity to both Tottenham Court Road and Oxford Circus Underground Stations providing access to Northern, Central, Victoria and Bakerloo Lines.

**Accommodation:**

The premises comprise the self-contained upper parts of this attractive building with its own dedicated entrance located on Soho Street. The available accommodation is situated on 1<sup>st</sup> – 5<sup>th</sup> floors with lift access and has been used as a D1 Educational premise for a number of years.

5 <sup>th</sup> floor	217 sq ft	20.21 sq m
4 <sup>th</sup> floor	934 sq ft	86.78 sq m
3 <sup>rd</sup> floor	1,014 sq ft	94.22 sq m
2 <sup>nd</sup> floor	1,013 sq ft	94.08 sq m
1 <sup>st</sup> floor	1,032 sq ft	95.89 sq m
Total	4,210 sq ft	391.18 sq m

**Amenities:**

- Excellent natural light
- New passenger lift
- Kitchen
- Disabled toilet
- Air conditioning
- Recently refurbished fitted educational premises
- Prominent location

**Lease:**

A new Lease on terms by arrangement.

**Rent:**

£55 per sq ft

**Legal Costs:**

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

**Viewing:**

Strictly by appointment with sole agents James Andrew International.

The logo for James Andrew International, featuring the letters 'JAI' in a large, bold, blue font, with a vertical green line to the left of the letters. To the right of the 'JAI' is the text 'JAMES ANDREW INTERNATIONAL' in a smaller, blue, all-caps font.

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