



# 53 BEAK STREET

Soho, London W1F 9SH

Fully-fitted & refurbished

Available now

673 to 2,089 sq ft

62.52 to 194.07 sq m



## DESCRIPTION

The office space has been recently refurbished and benefits from good natural lighting.

- Refurbished common parts
- Good natural lighting
- Perimeter trunking
- Fully-fitted space
- Air conditioning
- Lift

53 BEAK  
STREET



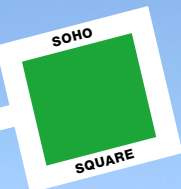


OXFORD CIRCUS

TOTTENHAM COURT ROAD

TOTTENHAM COURT ROAD

OXFORD STREET



53 BEAK STREET

SOHO



PICCADILLY CIRCUS

### LOCATION

Short walking distance from Piccadilly Station (6 minutes), Oxford Circus (7 minutes), Tottenham Court Road (11 minutes) and the new Elizabeth Line station on Dean Street (9 minutes).





**53 BEAK  
STREET**



**LOCAL  
AMENITIES**

This vibrant part of Soho is home to all manner of great bars, restaurants and shops.



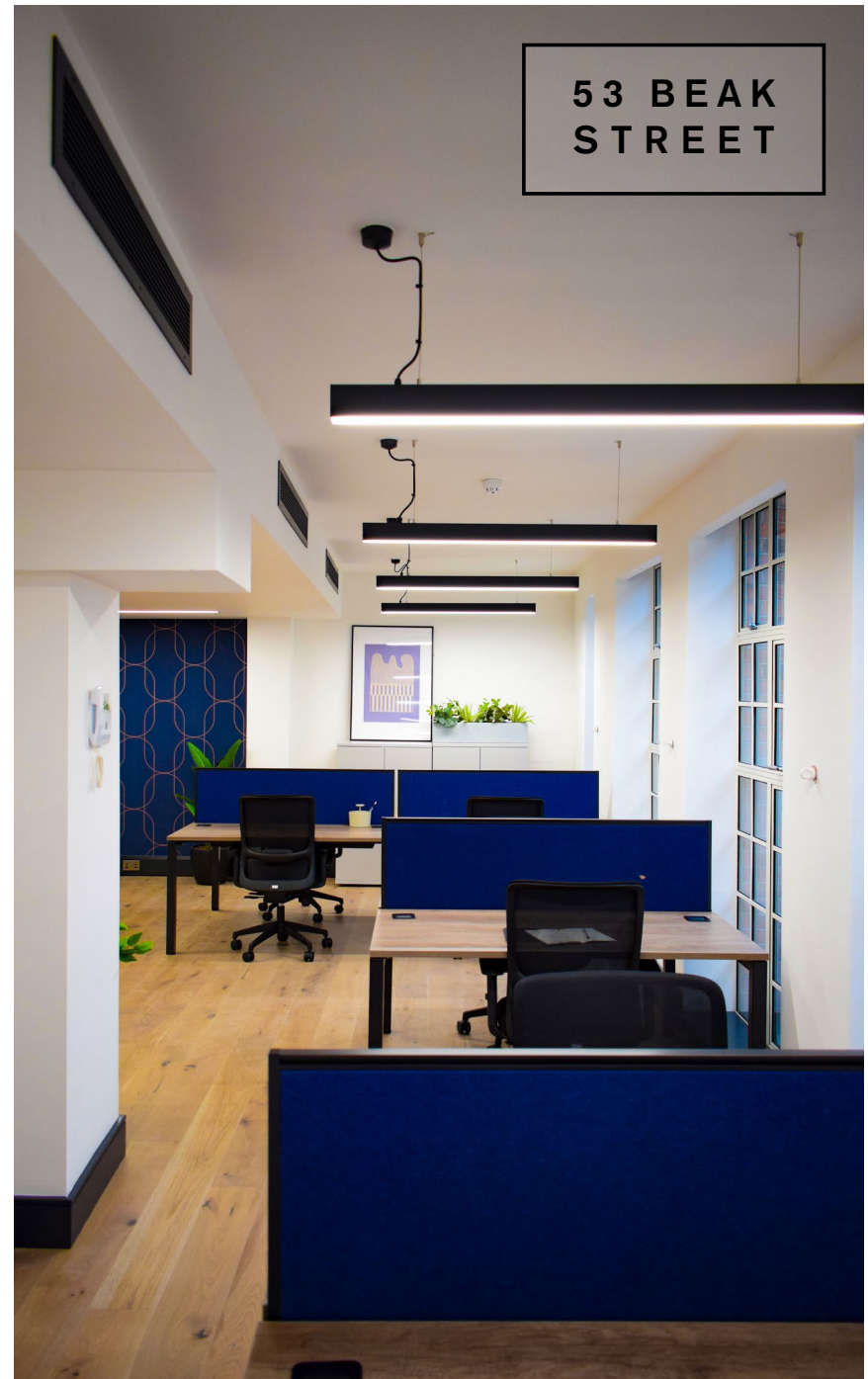


**BEAK  
STREET W1**

**CITY OF WESTMINSTER**







## ACCOMMODATION

The accommodation comprises of the following:

| NAME         | SQ FT        | SQ M          | AVAILABILITY |
|--------------|--------------|---------------|--------------|
| 4th          | 706          | 65.59         | Available    |
| 3rd          | 710          | 65.96         | Available    |
| 2nd          | 673          | 62.52         | Available    |
| <b>Total</b> | <b>2,089</b> | <b>194.07</b> |              |



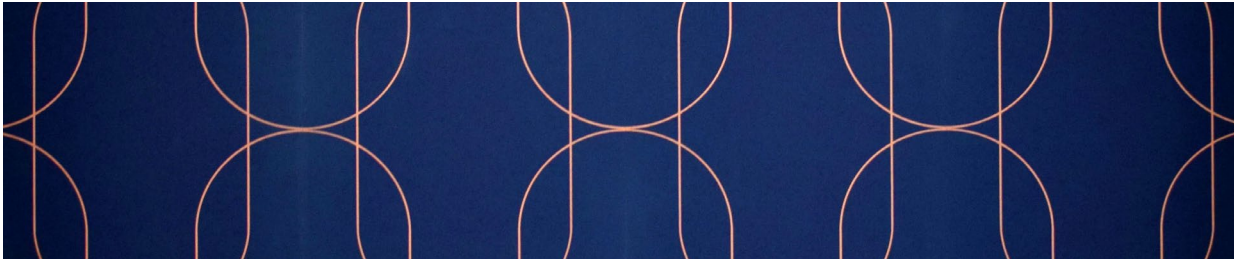
## S U M M A R Y

|                |                    |
|----------------|--------------------|
| AVAILABLE SIZE | 673 to 2,089 sq ft |
| RENT           | £85 per sq ft      |
| SERVICE CHARGE | £5.88 per sq ft    |

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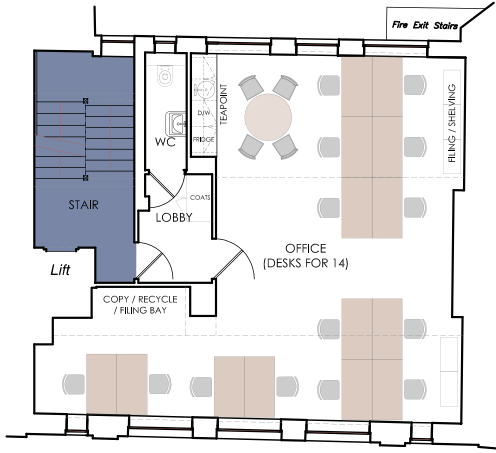




53 BEAK STREET



FLOORPLANS



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR







**OKA.**  
ROBATA GRILL & SUSHI

**OKA.**  
ROBATA GRILL & SUSHI

CCTV  
NO  
PHOTOGRAPHY

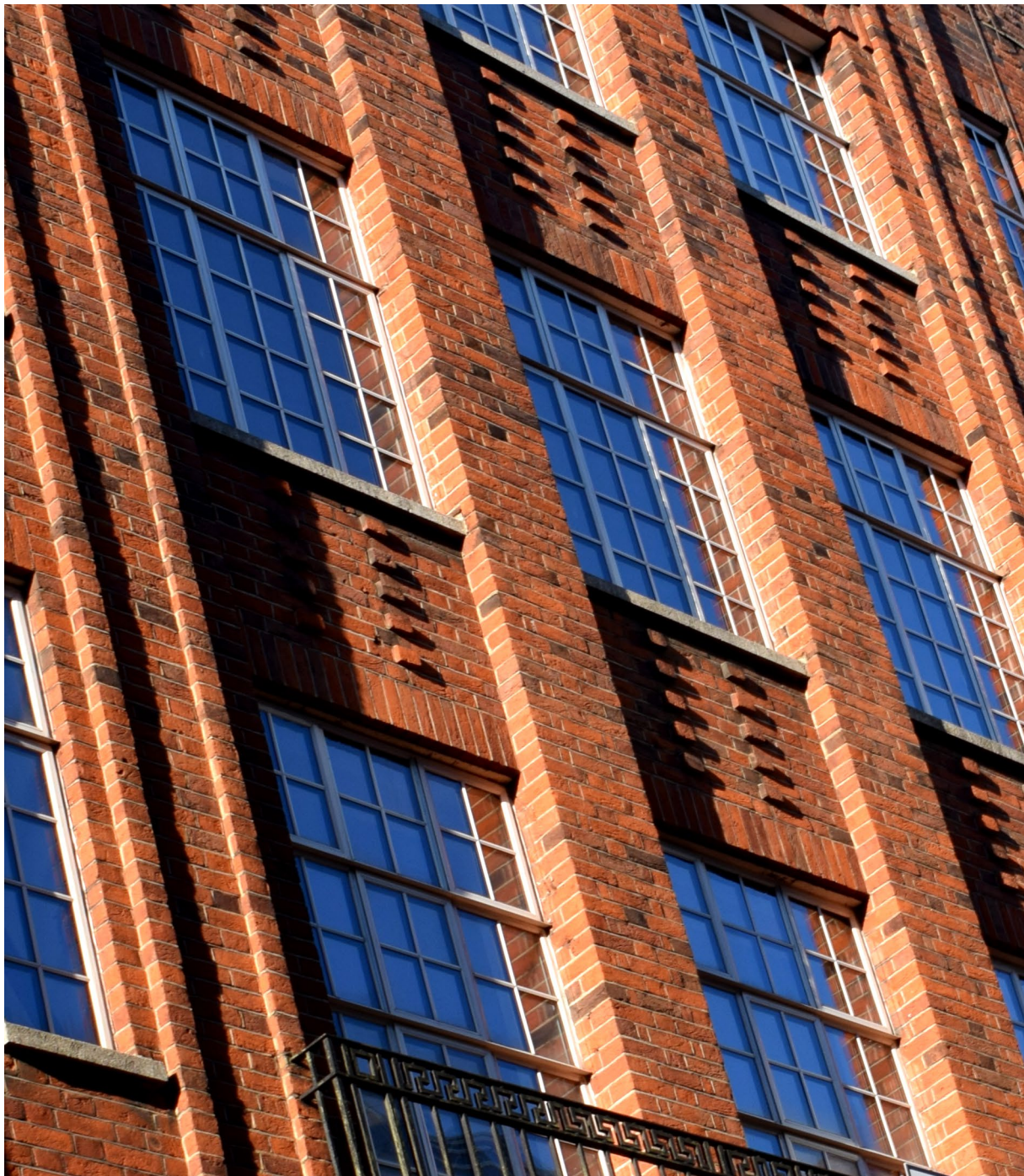
**The Life Goddess**  
STEAK & BURGER BOUTIQUE

STARBUCKS

CCTV  
NO  
PHOTOGRAPHY

Nearby Kingly Court,  
2 minutes walk away.





**53 BEAK  
STREET**

**VIEWING &  
FURTHER INFORMATION**

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