



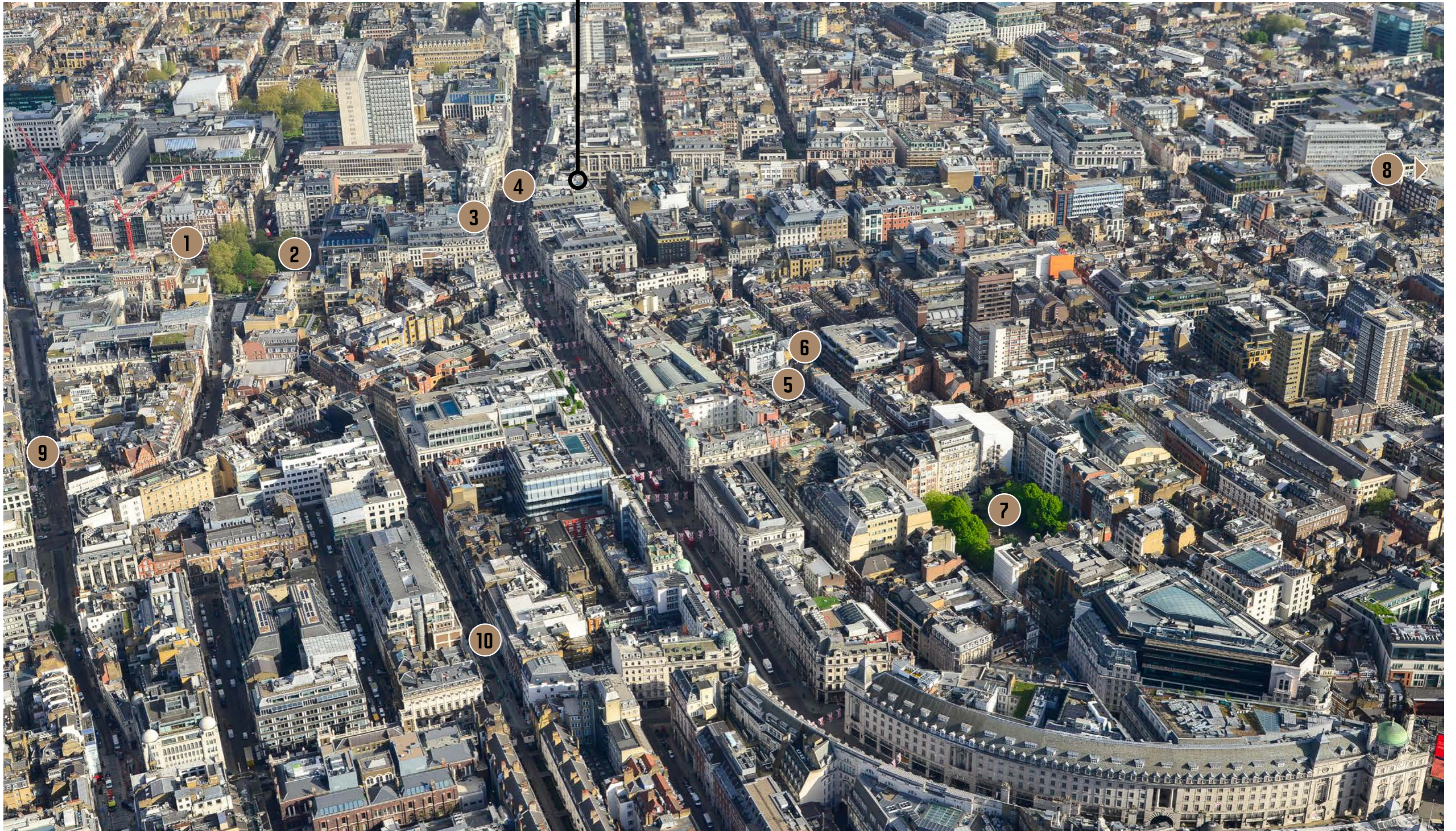
ARGYLL STREET
SOHO W1

POSITIONED AT OXFORD CIRCUS



25 Argyll Street offers exceptional office space, a stones throw from Oxford Circus and the new Bond Street Elizabeth Line entrance.

- 1 Bond Street (Crossrail)
- 2 Hanover Square
- 3 Apple Store
- 4 Oxford Circus
- 5 Kingly Court
- 6 Carnaby Street
- 7 Golden Square
- 8 Tottenham Court Road
- 9 New Bond Street
- 10 Saville Row





IT'S TIME TO MAKE A STATEMENT

A rare opportunity to occupy 9,215 sq ft of 5th floor space in a highly sought after part of the West End.

With three separate entrances, the building features newly refurbished contemporary receptions and entrance halls.



A SPECIFICATION THAT'S ALL ABOUT THE FINER DETAILS

25 Argyll Street is focused on the tenant, with an exceptional specification and end of journey facilities.



Smart Spaces building app for visitor greeting and staff access management



Exposed ceilings & LED lighting



Four passenger lifts



Additional access from Regent Street and possibility for a private demised entrance



Newly refurbished, professionally staffed reception



VRF air conditioning



Demised WCs



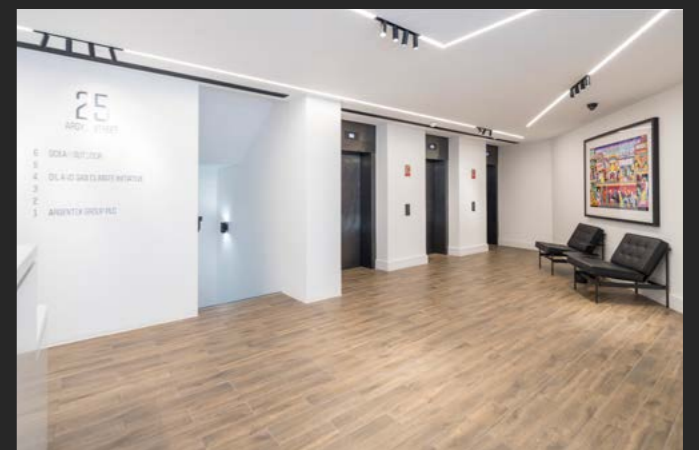
Full access raised floors



40 cycle spaces



New communal showers



NEWLY REFURBISHED CAT A FLOOR



9,215 SQ FT ON THE 5TH FLOOR

Floors	Sq Ft	Sq M
5th	9,215	856
3rd	Let	Let
Total	9,215	856

Typical Upper (5th floor)



Plan not to scale.
For indicative use only.

Office Core

EXCEPTIONAL FLOORS AVAILABLE

AT THE VERY HEART OF THE WEST END, SURROUNDED BY RETAIL AND LEISURE

The locale welcomes new and exciting trend setters from within the food and beverage world alongside instantly recognisable retail brands from all corners of The Globe.

A short walk from the vibrant bustle of Carnaby Street the iconic premium retailers on Bond Street, the tasty food offerings at Kingly Court, its a location that has it all. Green space is close by in Soho, Golden and Hanover Square, providing tranquil environments to relax in the sunshine.

- 01 Regent Street
- 02 Hanover Square
- 03 Kingly Court



ASSOCIATED WITH WORLD-RENOUNDED NAMES

Soho is the traditional home of London's creative industries and Mayfair attracting the boutique financial occupier.

In recent years both areas have attracted a more diverse range of global occupiers, including Netflix, Facebook and Google to name a few.



LOCAL TALENT

- | | | | |
|----------|------------|------------|------------------|
| Palantir | CONDÉ NAST | MINDSHARE | BBC |
| IEQT | NETFLIX | GLENCORE | Dropbox |
| facebook | Google | KKR | Apple |
| Sculptor | DIAGEO | Telefónica | generation _____ |



EXCELLENT TRANSPORT LINKS IN EVERY DIRECTION

The building is a short stroll from Oxford Circus which provides excellent connections with direct trains to London's key underground and national rail stations.

Connectivity has been further enhanced with the opening of the Elizabeth Line at Bond Street and its new entrance on Hanover Square.



AMENITIES & OCCUPIERS

Surrounded by an impressive mix of occupiers, restaurants, bars and popular retailers.



- 01 Dishoom – Kingly Street
- 02 View to Oxford Circus
- 03 Bond Street Crossrail at Hanover Square

KEY CONNECTIONS

	Oxford Circus	Bond Street	Piccadilly Circus	Tottenham Court Road	Green Park	Leicester Square
Connections	30 second walk	02 min walk	07 min walk	09 min walk	12 min walk	14 min walk
Elizabeth Line	Bond Street	Tottenham Court Road	Paddington	Liverpool Street	Stratford	Heathrow
	02 min walk	01 mins	03 mins	07 mins	15 mins	26 mins

WANT TO FIND OUT MORE?

Terms

Upon application.

Viewings

Please contact the joint sole letting agents.

Gregory Porter
07973 504 356
gregory.porter@bdgsp.co.uk

BDG Sparkes Porter

Ross Blanchflower
07734 365 141
ross.blanchflower@bdgsp.co.uk

Richard Lockhart
07780 661 096
richard@coh.eu

**CROSSLAND
| OTTER HUNT |**

Nick Sinclair
07970 511 730
nick@coh.eu

25argyllst.london

DISCLAIMER: BDG Sparkes Porter and Crossland Otter Hunt on their behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Crossland Otter Hunt or BDG Sparkes Porter has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.