

*One One One*

## ARTELL HOUSE, 23-24 WARWICK ST, SOHO, LONDON, W1B 5NQ

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Beautifully Crafted Headquarters Office Building  
1,819 to 14,448 sq. ft.



# One One One

1st to 6th floors 1,819 to 14,448 sq. ft.

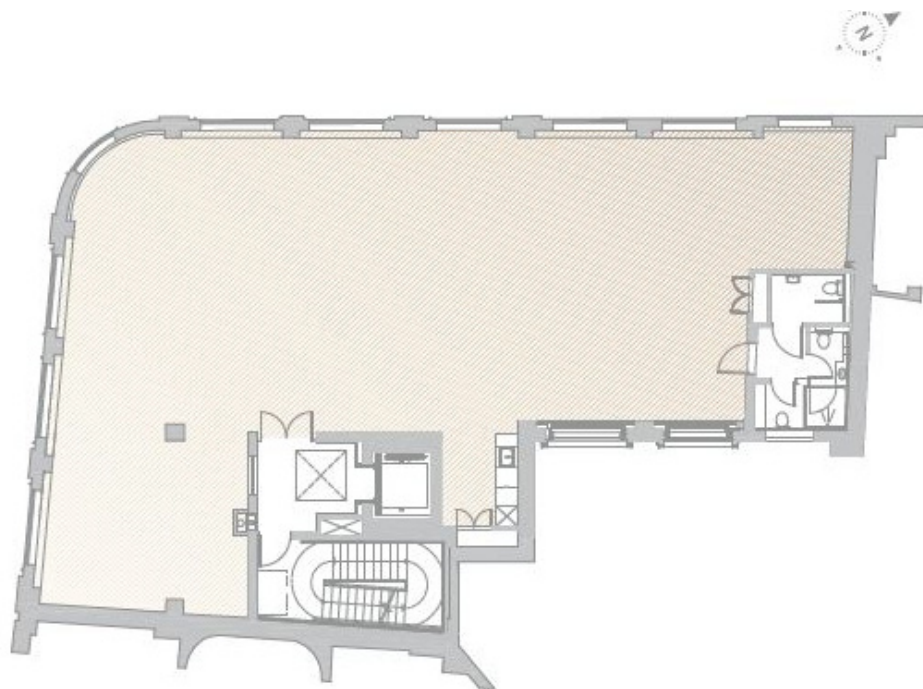
Rent: From £89.50 to £120.00 per sq. ft.

Business Rates: £32.00 per sq. ft.

Service Charge: £15.00 per sq. ft.

Lease: Available from 16/09/2018

Security of Tenure: Set outside sections 24-28 the Landlord & Tenant Act 1954



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- Passenger lift
- 3 x WCs plus shower at each level
- Basement cycle store and lockers
  - Raised access floor
- Generous 3.0m floor to ceiling height
- VRV Fan Coil Air Conditioning
- Feature plasterboard ceiling on
  - 1st to 3rd Floors
  - LED lighting
- Timber Floor and exposed timber ceiling on 4th to 6th Floors
- 7th Floor Roof Terrace, accessible for all occupiers
- 6th Floor roof terrace, and external access on 5th Floor



One One One is a tenant only commercial real estate firm and does not claim to be marketing this property.

To arrange a viewing or for more information please contact a member of the One One One team on 020 7923 8620 or send us a message at [hello@oneadv.co.uk](mailto:hello@oneadv.co.uk).

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