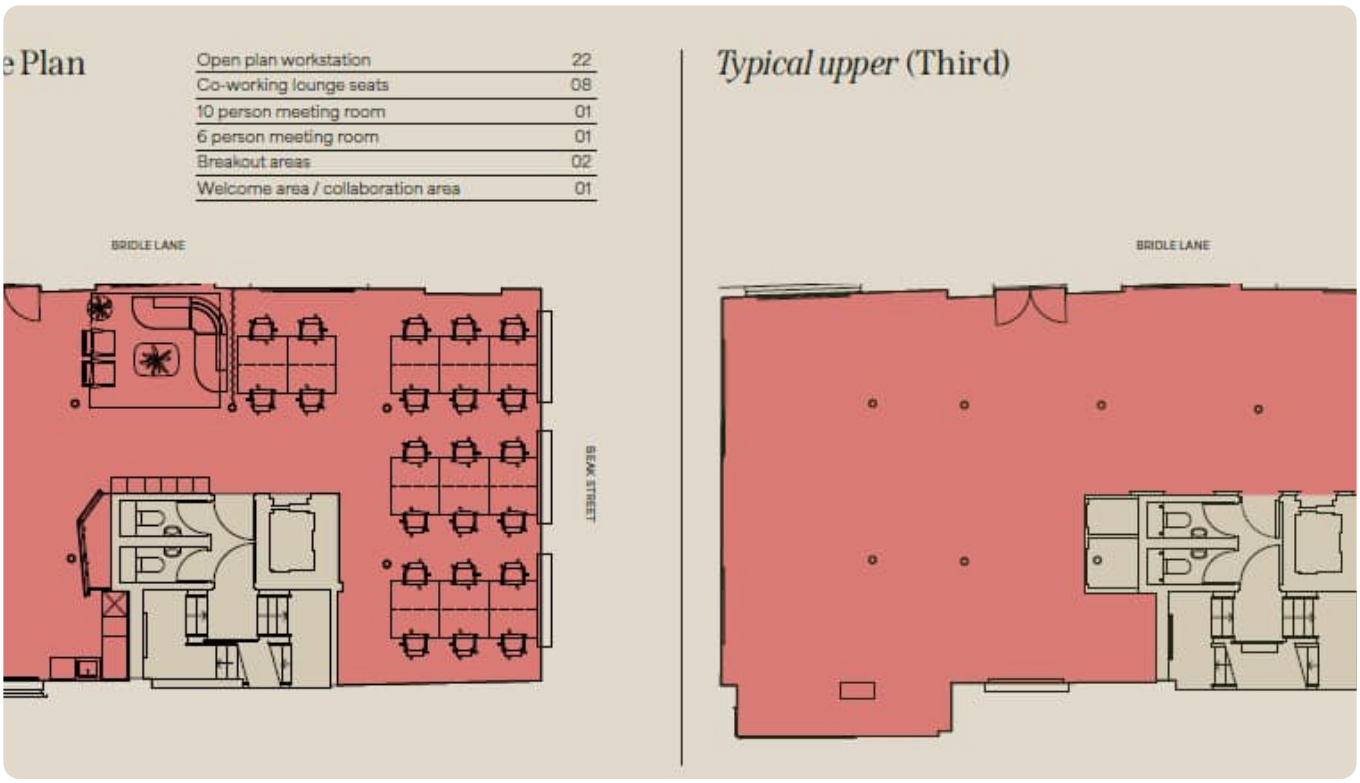
THE
OFFICE
LIST

Powered by intelligent real estate

6 November 2026



Leased

42-44 Beak Street, W1F 9RH

1,945 ft² · 16 desks · Available now

Space
3rd floor

Floor
3

Desks
16–19

£/desk/pcm (all-in)
£1,588/desk/pcm

Total £/pcm
£25,407 pcm

Rent
£95 psf pa

https://theofficelist.co.uk/listings/5e811138-5b23-44c9-b5b5-a9fe1bc596ab

Cost and terms

Space	3rd floor
Floor	3
Desks	16–19
£/desk/pcm (all-in)	£1,588/desk/pcm
Total £/pcm	£25,407 pcm
Rent	£95 psf pa
Lease offering	New lease
Availability	Available now
Service charge	not disclosed
Business rates	not disclosed
Nearest stations	Piccadilly Circus 6 min · Oxford Circus 8 min · Tottenham Court Road 10 min

About this space

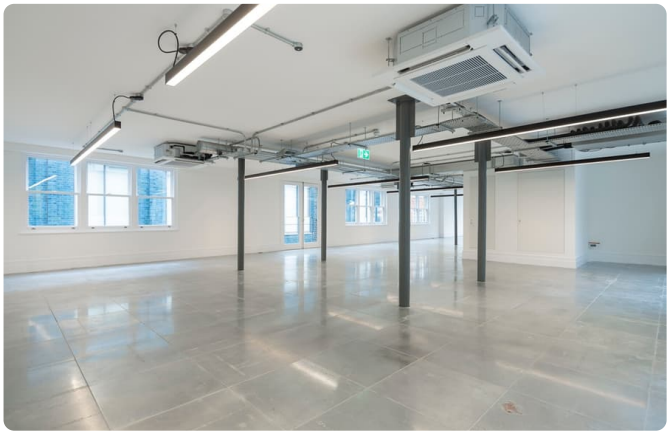
Refurbished third floor of 1,945 sq ft, CAT A or fitted by arrangement. Rent £95.00 per sq ft; business rates about £32.00 and service charge £13.33 per sq ft.

About the building

A recently refurbished Soho building with frontages to Beak Street and Bridle Lane, a new reception and lift lobby, large period windows and new end-of-trip facilities with showers and cycle storage. Floors can be delivered CAT A or fully fitted and furnished, subject to terms.

Photos









Particulars are provided for general guidance only and do not form any part of an offer or contract. All measurements, areas, rents, rates, service charges, availability dates, lease terms, photographs, and map positions are given in good faith and believed correct but cannot be guaranteed. Prospective occupiers should make their own enquiries and satisfy themselves on all matters before entering into any commitment. No fees.