



Office (E Class) – 181-185 Wardour Street (3rd & 4th Floor)  
Soho, London, W1F 8ZA

Characterful Bright 3rd & 4th  
Floor Offices in the Heart of  
Vibrant Soho

773 to 1,908 sq ft  
(71.81 to 177.26 sq m)

- Excellent natural light from 2 sides
- Original Wooden flooring (no 185)
- Separate meeting room (no 185)
- Fibre internet connection
- Fitted Kitchenette
- Entry Phone System
- Sashed windows

# Office (E Class) – 181-185 Wardour Street (3rd & 4th Floor), Soho, London, W1F 8ZA

## Summary

Available Size	773 to 1,908 sq ft
Rent	£48,313 - £119,250 per annum
Rates Payable	£47,074 per annum
EPC Rating	Upon enquiry

## Description

The 3rd and 4th floor offices at 185 Wardour Street can be accessed via a communal stairwell and are linked via an internal staircase as well as a passenger lift. The demise benefits from natural light from 3 sides overlooking Wardour Street and Noel Street, original wood flooring, spot lighting, air conditioning (not tested), entry phone system, kitchen and separate meeting room.

The 3rd floor office at 181 Wardour Street can be accessed via a communal stairway off Wardour Street and benefits from excellent natural light from 2 sides, laminate flooring, air-conditioning (not tested), entry phone system and kitchen

## Location

The property is situated on the west side of Wardour Street close to the junction with Oxford Street. The area benefits from many leisure occupiers including the likes of BRGR.CO, Chipotle and PHO. Oxford Circus (Victoria, Central and Bakerloo Line) and Tottenham Court Road (Northern and Central line) Underground Stations are within a few minutes walking distance.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
3rd - 4th	1,135	105.44	To Let	Available
3rd - 181 Wardour St	773	71.81	To Let	Available
<b>Total</b>	<b>1,908</b>	<b>177.25</b>		

## Specification

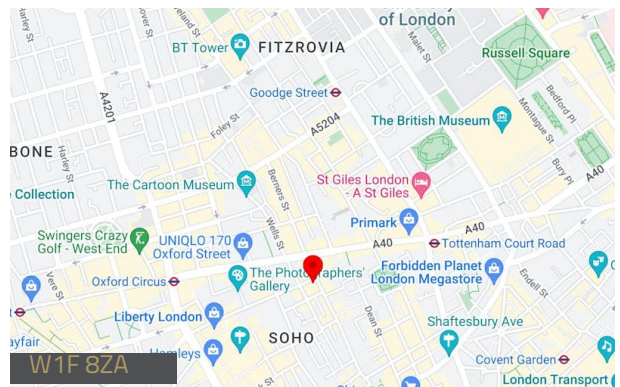
- Excellent natural light from 2 sides
- Original Wooden flooring (no 185)
- Separate meeting room (no 185)
- Fibre internet connection
- Fitted Kitchenette
- Entry Phone System
- Sashed windows
- Air-conditioning (not tested)
- Internal staircase
- Good floor to ceiling height
- Passenger Lift (no 185)

## Viewings

Strictly through Robert Irving Burns.

## Terms

A new effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant 1954 Act is available direct from the landlord for a term to be agreed.



## Viewing & Further Information

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