

TO LET**BRIGHT CHARACTERFUL OFFICE (B1) PREMISES IN PRIME SOHO LOCATION**

181-185 WARDOUR STREET, LONDON, W1F 8ZA (3rd & 4th Floor)

181 WARDOUR STREET, LONDON, W1F 8WZ (3rd Floor)

181 -185 Wardour St 3rd & 4th Floor - 1,135 sq. ft. (105.45 sq. m.)181 Wardour St. 3rd Floor - 773 sq. ft. (71.81 sq. m.)**LOCATION (GOOGLE MAPS [LINK](#))**

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.

rib.co.uk

19 Margaret Street, London W1W 8RR

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181-185 Wardour Street
Street
Fitted Kitchenette



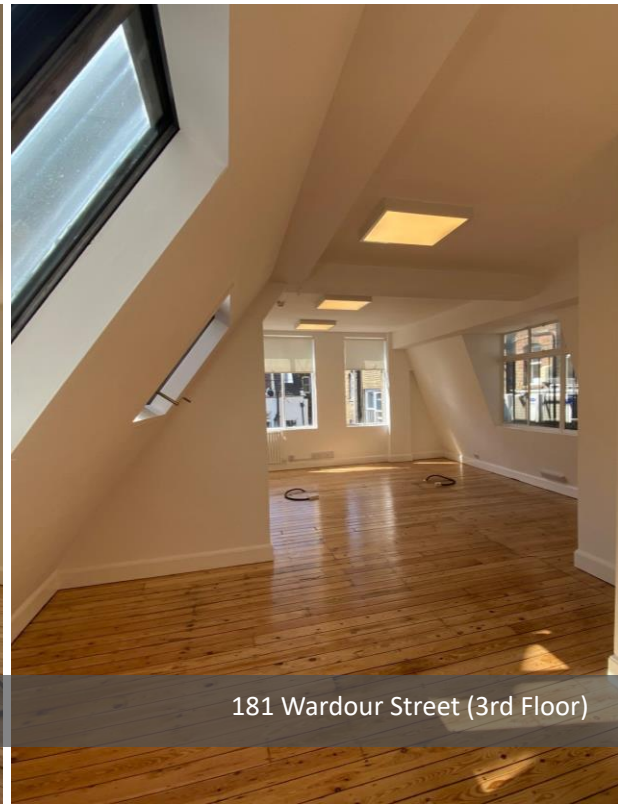
181-185 Wardour Street Main Office Floor



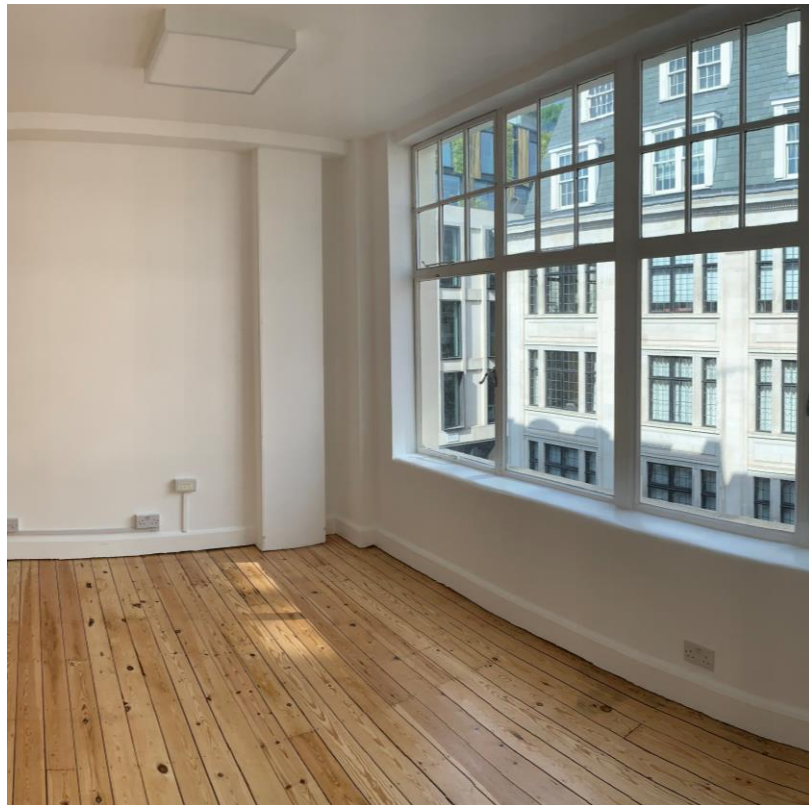
181-185 Wardour Street Main Office Floor



181-185 Wardour Street WC



181 Wardour Street (3rd Floor)



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, original wood flooring and an entry phone system.

LEASE

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.

FINANCIALS

Floors	3 rd & 4 th Floors	3 rd Floor	All
Size (sq. ft.)	1,135	773	1,908
Quoting Rent (p.a.) excl.	£70,938	£48,313	£119,250
Estimated Rates Payable (p.a.)	£29,484	£15,968	£47,074
Service Charge (p.a.)	£5,867	£4,470	£10,337
Estimated Occupancy Cost (p. a.)	£106,289	£68,750	£176,661

In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

POSSESSION

Upon completion.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available upon request.

AMENITIES

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

VIEWINGS:

Strictly through Robert Irving Burns.

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