

RIB

ROBERT IRVING BURNS

177

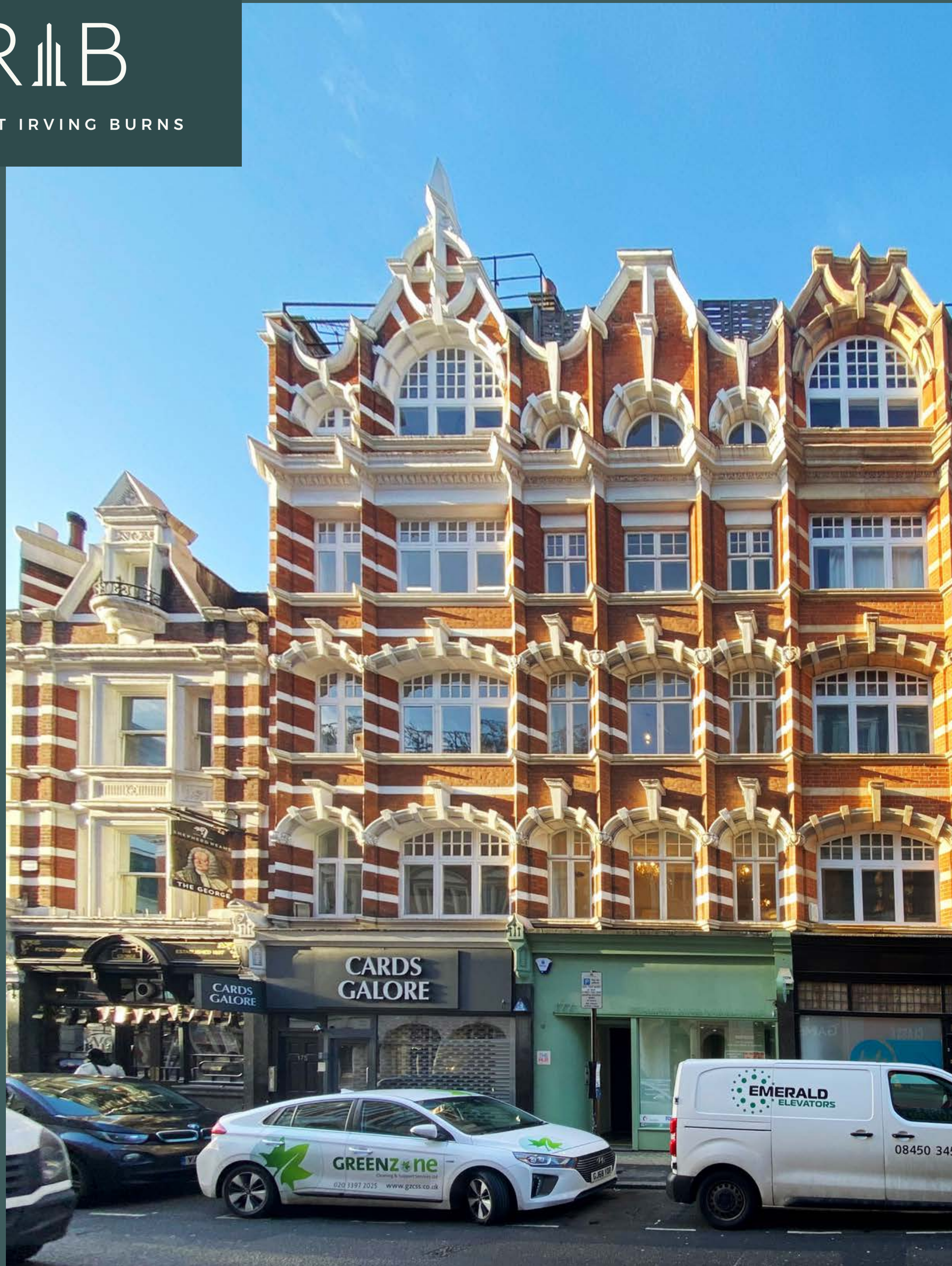
WARDOUR STREET

London, W1F 8W

3rd & 4th Floor

RIB

ROBERT IRVING BURNS



177 WARDOUR STREET

NEWLY REFURBISHED SOHO OFFICE SPACE

TO LET

565 SQ.FT. / 52.49 SQ.M.

177 WARDOUR STREET, LONDON W1F 8WX (3RD & 4TH FLOOR)

Location



Location

The property is prominently located in the heart of the vibrant Soho, the perfect location for businesses seeking a dynamic and highly-visible setting. With its prime location on one of the most coveted streets in the area, this property offers unparalleled accessibility and is an excellent choice for businesses looking to make a statement in the city.

One of the key benefits of this location is its outstanding transport links. Tottenham Court Road Underground Station (Central and Northern lines) is just a 6-minute walk away, while Oxford Circus Underground Station (Bakerloo, Central, and Victoria lines) is only an 8-minute walk. Piccadilly Circus Underground Station (Bakerloo and Piccadilly lines) is also within easy reach, just a 10-minute walk away. In addition, there are numerous bus routes serving the area, making it easily accessible from all parts of London.

177 WARDOUR STREET

FITZROVIA

RESTAURANTS

1. Honest Burgers
2. Vapiano
3. Sketch
4. Dishoom
5. Rosa's Thai
6. Akoko
7. Arros QD
8. Sucre
9. Flat Iron
10. Berwick St. Market
11. Rita's
12. Miznon
13. Circolo Popolare
14. Mowgli
15. Rudy's Pizza
16. Hakkasan
17. Humble Chicken
18. Burger & Lobster
19. Dean Street Townhouse
20. Bob Bob Ricard

BARS

1. The Wigmore
2. The Clachan
3. Nightjar
4. Cahoots
5. Adam & Eve
6. Punch Room
7. Mimi's Bar
8. Soho House
9. Ronnie Scott's
10. Lina Stores

FITNESS

1. Fitness First
2. Barry's
3. Fitness Lab
4. Lewis Paris Fitness
5. The Gym Group



177
WARDOUR STREET

SOHO SQUARE

SOHO

GOLDEN SQUARE

CAVENDISH SQUARE

Description

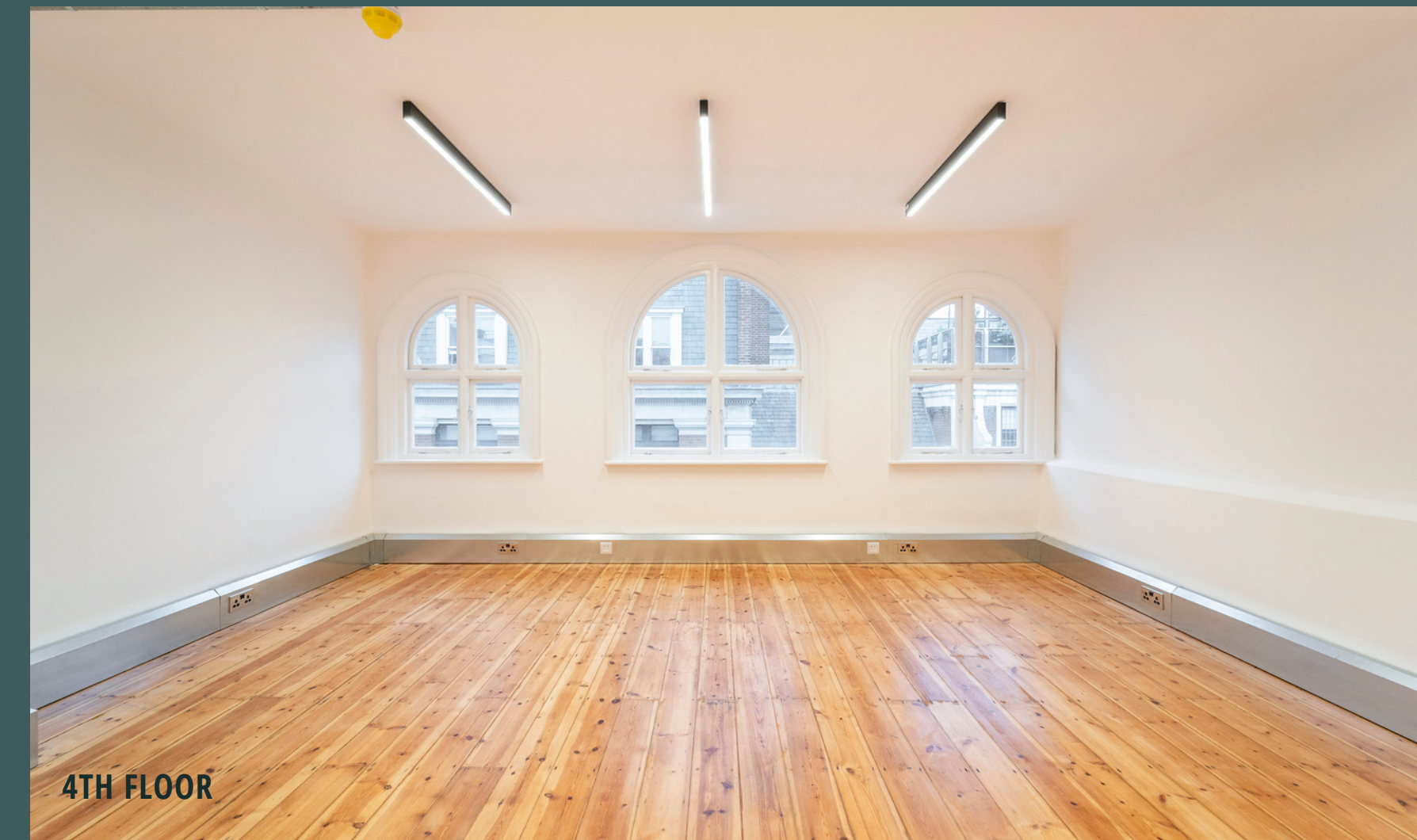


Description

This newly refurbished office space is arranged over the 3rd & 4th floor. The demises benefits from a number of period features whilst also boasting perimeter trunking, LED lighting, refurbished timber flooring, shared kitchenette and a new comfort cooling system.

The pièce de résistance is undoubtedly the shared roof terrace offering fantastic views across Soho and a relaxing and secluded spot for occupiers to enjoy.

Whether you're looking to expand your business or establish a new presence in London, this property has plenty to offer to ensure your business can thrive.



4TH FLOOR

Specification



New Comfort Cooling



Large Shared Roof Terrace (TBC)



Internal WC's



New Shared Kitchenette (4th Floor)



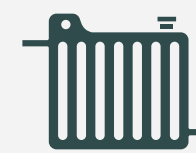
Superb Natural Light



Timber Wooden Flooring



Period Townhouse



Wall mounted radiators



New LED Lighting





177 WARDOUR STREET

Accommodation

| Net Internal Area | SQ.FT | SQ.M |
|-------------------|------------|--------------|
| Third Floor | 326 | 30.3 |
| Fourth Floor | 239 | 22.20 |
| Total | 565 | 52.49 |

Financials

| | |
|--------------------------------|----------------|
| Size (sq.ft) | 565 |
| Quoting Rent | £46,613 |
| Estimated Rates Payable (p.a.) | £12,350 |
| Service Charge | TBC |
| Total | £58,963 |

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

LEASE

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

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

Available on request.

VAT

TBC.

FLOOR PLANS

Scaled plans available on request.

SERVICE CHARGE

TBC.

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Misrepresentation Act 1967.
These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.
March 2024