

111 Wardour Street,
Soho, London W1F 0UH



REFURBISHED & FITTED OFFICES TO LET | 659 – 1,554 sq ft



Location

The property is located on the west side of Wardour Street, close to its junction with Peter Street, in the heart of Soho.

Piccadilly Circus (Bakerloo and Piccadilly lines), Tottenham Court Road (Northern Line and Central Lines) and Oxford Circus (Bakerloo, Central and Victoria lines) underground stations are all close by.

The building is home to a mix of tenants including film, recruitment, media and production companies.

Description

The 4th and 5th floors have been refurbished to provide fully fitted, air-conditioned office space with new LED lighting.

The suites are to be taken together and provide two 8-person meeting rooms and 16 workstations. A new kitchen has been installed on the 4th floor along with refurbished WCs.

Floor Areas

Floor	sq ft	sq m	Floors to be taken together
5 th floor	659	61	
4 th Floor	895	83	
TOTAL (approx.)	1,554	144	

*Measurement in terms of NIA

Soho

Soho is now the creative hub of London's booming media industry and has the densest concentration of restaurants, cafés, clubs and bars in central London and truly represents the vibrant, bustling heart of this amazing city.

Soho is a location roughly bounded by Oxford Street to the north, Charing Cross Road to the east, Leicester Square to the south and Regent Street to the west. London's media industry thrives here with multiple advertising agencies, television and radio studios choosing Soho as their base of operations.

Rhys Evans, Partner

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Olivia Stapleton, Agency Surveyor

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Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract September 2023

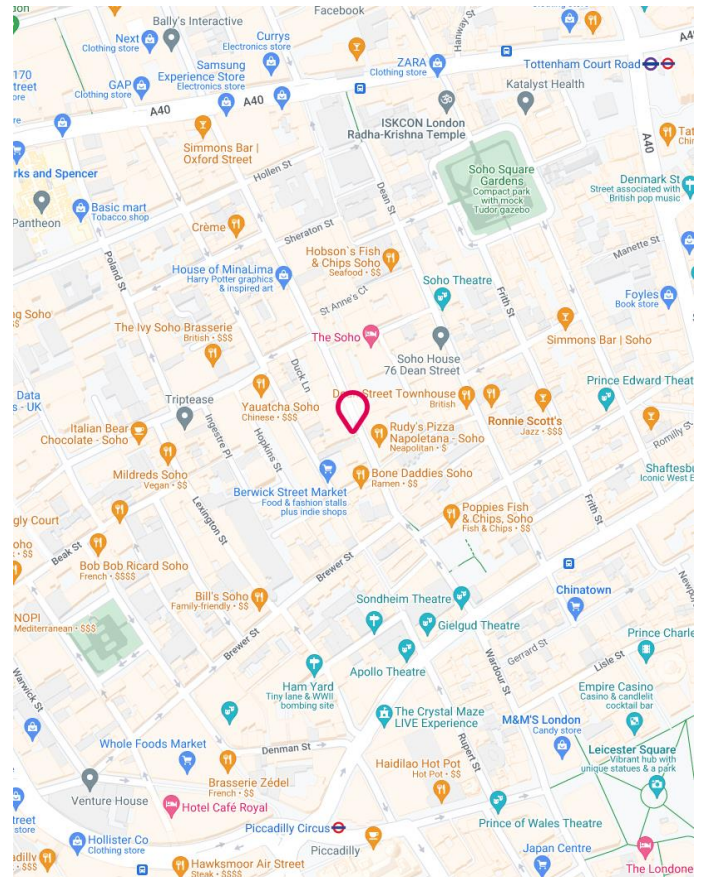
📞 020 7025 1390

🏠 4 Golden Square London W1F 9HT

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REFURBISHED OFFICE TO LET | 1,554 sq ft



Terms

Tenure:	Leasehold
Lease:	New lease for terms to be agreed
Rent:	£69.50 psf
Rates:	Estimated at £22.00 psf pa (2019/20)
Service Charge:	TBC
EPC Rating:	D

Amenities

- Fully fitted & furnished – 16 workstations, 8-person meeting rooms (x2)
- Air conditioning
- New LED lighting
- Perimeter trunking
- New kitchen
- Remodelled, contemporary entrance
- Commissionaire
- Passenger lift
- Video entry system
- Fibre connectivity

Rhys Evans, Partner

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