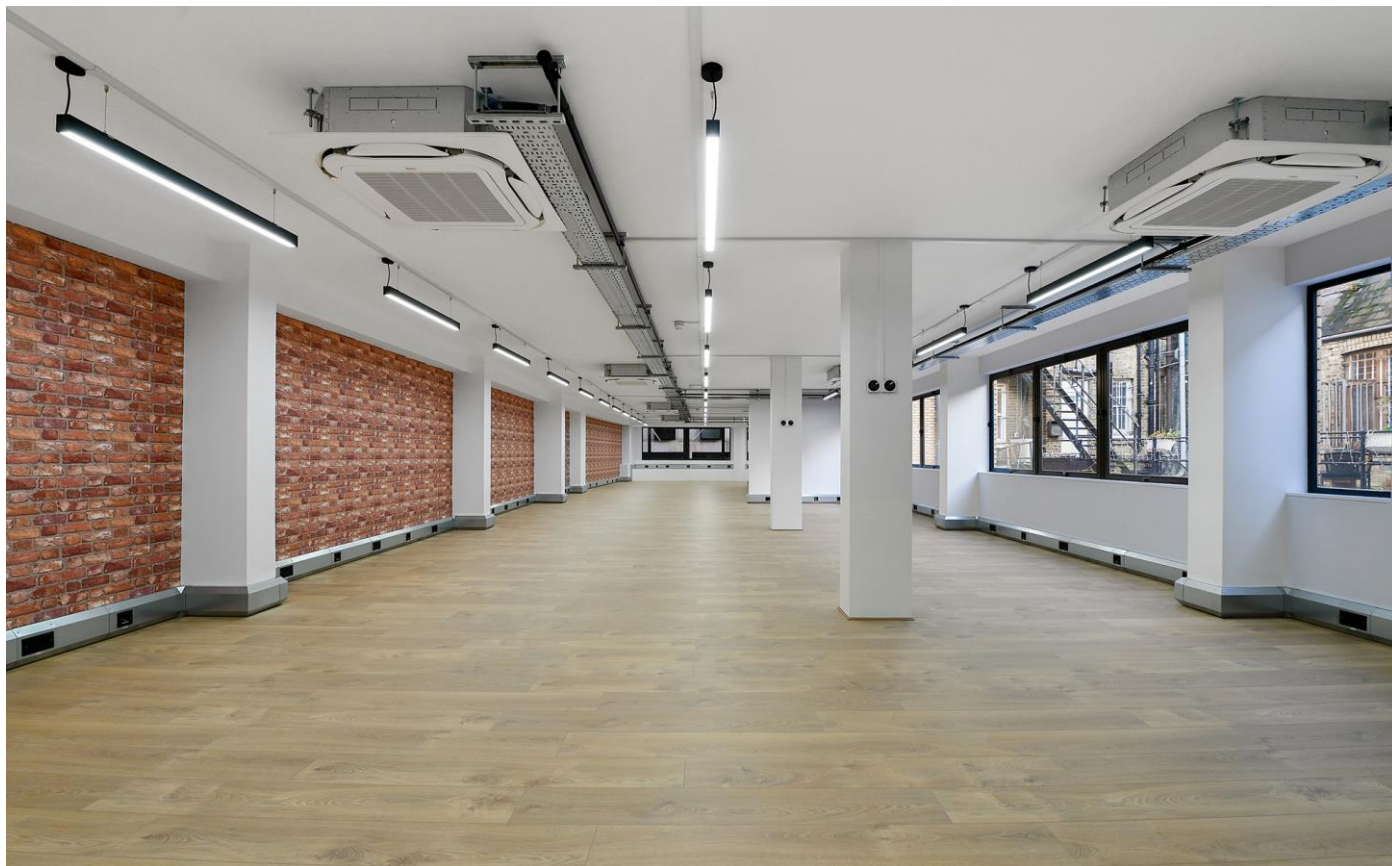


195 – 197 Wardour Street  
Soho, London, W1F 8ZQ



NEWLY REFURBISHED SOHO OFFICE TO LET | 2,043 sq ft



### Location

The property is located on the north end of Wardour Street, close to its junction with Oxford 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.

### Description

The open plan 1<sup>st</sup> floor has recently undergone a comprehensive refurbishment to provide new wooden flooring, new lighting, large windows and benefits from comfort cooling and a passenger lift.

### Floor Areas

Floor	sq ft	sq m
1 <sup>st</sup> Floor	2,043	190
TOTAL (approx.)	2,043	190

\*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.

Ray Walker, Partner

📞 020 7025 1399

Olivia Stapleton, Agency Surveyor

📞 020 7025 8940

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](http://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 January 2023

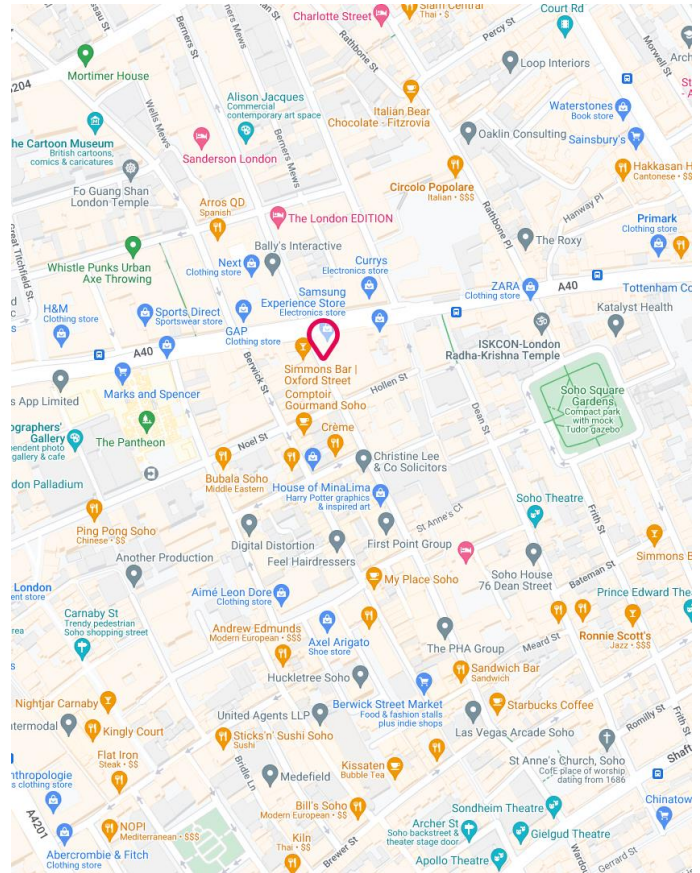
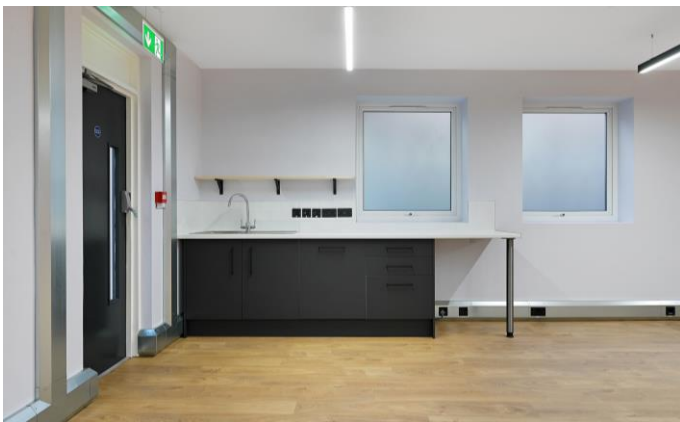
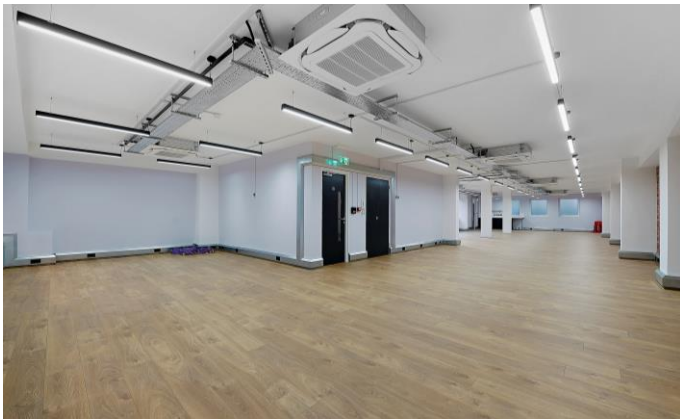
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📍 4 Golden Square London W1F 9HT

# 195 – 197 Wardour Street Soho, London, W1F 8ZQ



NEWLY REFURBISHED SOHO OFFICE TO LET | 2,043 sq ft



## Terms

Tenure:	Leasehold
Lease:	New lease from the Landlord
Rent:	£65.00 psf pax
Rates:	Estimated at £24.22 psf (2022/23)
Service Charge:	£5.60 psf pax
EPC Rating:	C

## Amenities

- Newly refurbished
- Excellent location
- Passenger lift
- Wood flooring
- Comfort cooling

Ray Walker, Partner

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Olivia Stapleton, Agency Surveyor

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