

# 3 & 4 WARDOUR MEWS, LONDON, W1F 8AJ

## 1 x 6 Person and 1 x 8 Person Suites



OFFICE TO LET | PRIME CENTRAL SOHO



### Location

Wardour Mews is a prime, historic Soho location accessible via D'Arbly Street, running parallel to Berwick Street.

Oxford Circus (Bakerloo, Central & Victoria lines), Tottenham Court Road (Elizabeth, Central & Northern Lines) and Piccadilly Circus (Bakerloo & Piccadilly lines) stations are a short walk away.

### Description

This beautiful townhouse has been designed and finished to the highest specification. Created to feel like a home, with self-contained workspaces and bookable meeting rooms. Tenants also benefit from areas for collaboration, conversation and to socialise.

The building was extended and refurbished by the owner, who is seeking like-minded businesses, who value premium aesthetics and service.

### Floor Areas

Floor	Room	Desks
2 <sup>nd</sup> 286 Square Feet	B3	8
2 <sup>nd</sup> 196 Square Feet	B4	6
TOTAL DESKS		14



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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](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 March 2026

📞 020 7025 1390

📍 36-40 Glasshouse Street London W1B 5DL

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### Terms

Tenure:	By way of License
Lease:	12 month +
Monthly Cost B4 (6 Person)	£3625 + VAT
Monthly Cost B3 (8 Person)	£6000 + VAT
EPC Rating:	TBC

### Included in Monthly Fee

- Rent
- Rates
- Service Charge
- Utilities
- Wifi access
- Fully equipped kitchen
- Use of meeting rooms
- Shower
- Access control
- Cleaning

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