

34 Wardour Street,
Chinatown, London, W1D 6QS

3rd Floor - 461 sq ft / 42.83 sq m
Newly refurbished and fully fitted
workspace available now

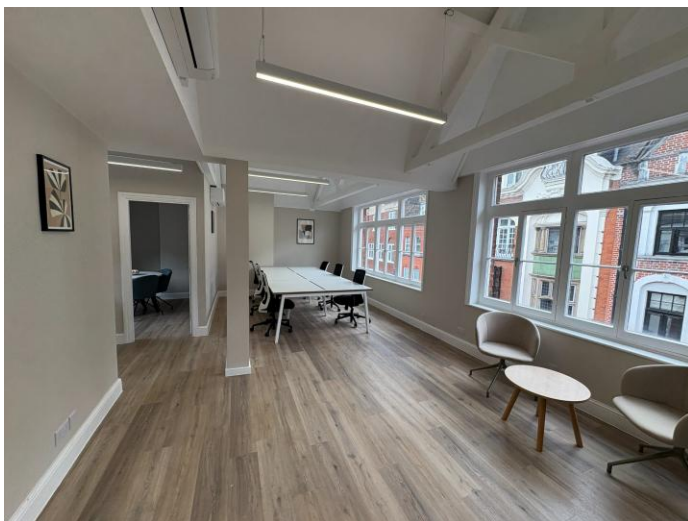
EXCELLENT FLOOR-TO-CEILING HEIGHT

EXCELLENT NATURAL LIGHT

DEMISED KITCHENETTE AND WC



STAGE

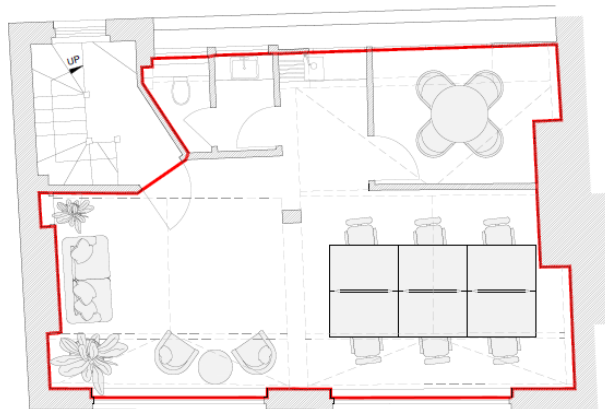


Amenities

- Fully fitted and furnished
- x6 workstations
- 4-person meeting room
- Kitchenette
- Demised WC
- Comfort cooling
- LED lighting
- Excellent natural light
- Excellent floor-to-ceiling height
- Exposed ceiling beams



Floor Plan



Indicative only. Not to scale.

Floor Areas

Floor	sq ft	sq m	Desks
3 rd	461	42.83	6
Total	461	42.83	6

Location & Connectivity



[What Three Words](#)



Leicester Square

3 mins



Piccadilly Circus

3 mins



Tottenham Court Road

7 mins

Outgoings

Rent: £32,000 per annum

Business Rates: £10,476 per annum

Service Charge: £7,385 per annum

Estate Charge: £289 per annum

Total: £50,150 per annum / £4,179 pcm

Term

A new flexible lease is available for a term of 24 months plus direct from the landlord

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