



BANK CHAMBERS

181 - 185 WARDOUR STREET
LONDON W1



ROBERT IRVING BURNS





SUITABLE FOR OFFICE HQ OR SEPARATE
CORNER FRONTED RETAIL PREMISES WITH
OFFICES OVER 1ST TO 4TH FLOOR

1,098 SQ FT - 10,850 SQ FT

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Description:

This unique Soho property is arranged over Lower Ground to Fourth Floors and represents a rare opportunity to secure a prominent, characterful building in the heart of the West End.

The property is currently undergoing a comprehensive refurbishment from top to bottom, with the works designed to deliver high-quality contemporary office accommodation across the First, Second and Third Floors, together with a dedicated Ground Floor reception. The accompanying CGIs illustrate the latest design intentions for the building, with practical completion anticipated in January/February 2027.

The Ground Floor corner unit is a particular highlight, benefiting from excellent frontage, exceptional ceiling heights and a highly visible position. The space would lend itself particularly well to a high-end retailer, showroom, gallery or restaurant, with an existing extraction duct already in place.

The building offers considerable flexibility and could provide an exceptional single-company headquarters, combining prominent Ground Floor showroom, client-facing or operational space with high-quality offices above.

Alternatively, the accommodation can be offered more conventionally, with the individual office floors available separately and the Ground Floor marketed as a standalone retail/F&B opportunity.

For an occupier seeking a distinctive Soho address with genuine presence, character and flexibility, this is an exceptionally rare opportunity.



CGI

Office Entrance

Location:

Soho has evolved to become the cultural centre of the West End. Its association with London's fashion and entertainment industries has led to the area becoming a hub for creative has led to the area becoming a hub for creative and media based businesses.

The streets around Soho are energetic- comprising a mix of dining, nightlife, and shopping options. Berwick Street Market is one of London's oldest markets, evolving into a foodie establishment which compliments the eclectic mix of entertainment the area has to offer.



- 1 Honest burgers
- 2 Vapiano
- 3 Sketch
- 4 Dishroom
- 5 Rosa's Thai
- 6 Akoko
- 7 Arros QD

- 1 The Wigmore
- 2 The Clachan
- 3 Nightjar
- 4 Cahoots
- 5 Adam& Eve
- 6 Punch Room
- 7 Mimi's Bar

- 1 Fitness First
- 2 Barry's
- 3 Fitness Lab
- 4 Lewis Paris Fitness
- 5 The Gym Group
- 6 F45 Training Soho
- 7 Rathbone Boxing Club

EXISTING BUILDING
BREAKDOWN

FLOOR	GROUND AND LOWER GROUND	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	WHOLE BUILDING
Total Size (sq.ft.)	4,259	1,938	2,734	1,130	700	10,796

RENT: POA

A SPACE REIMAGINED



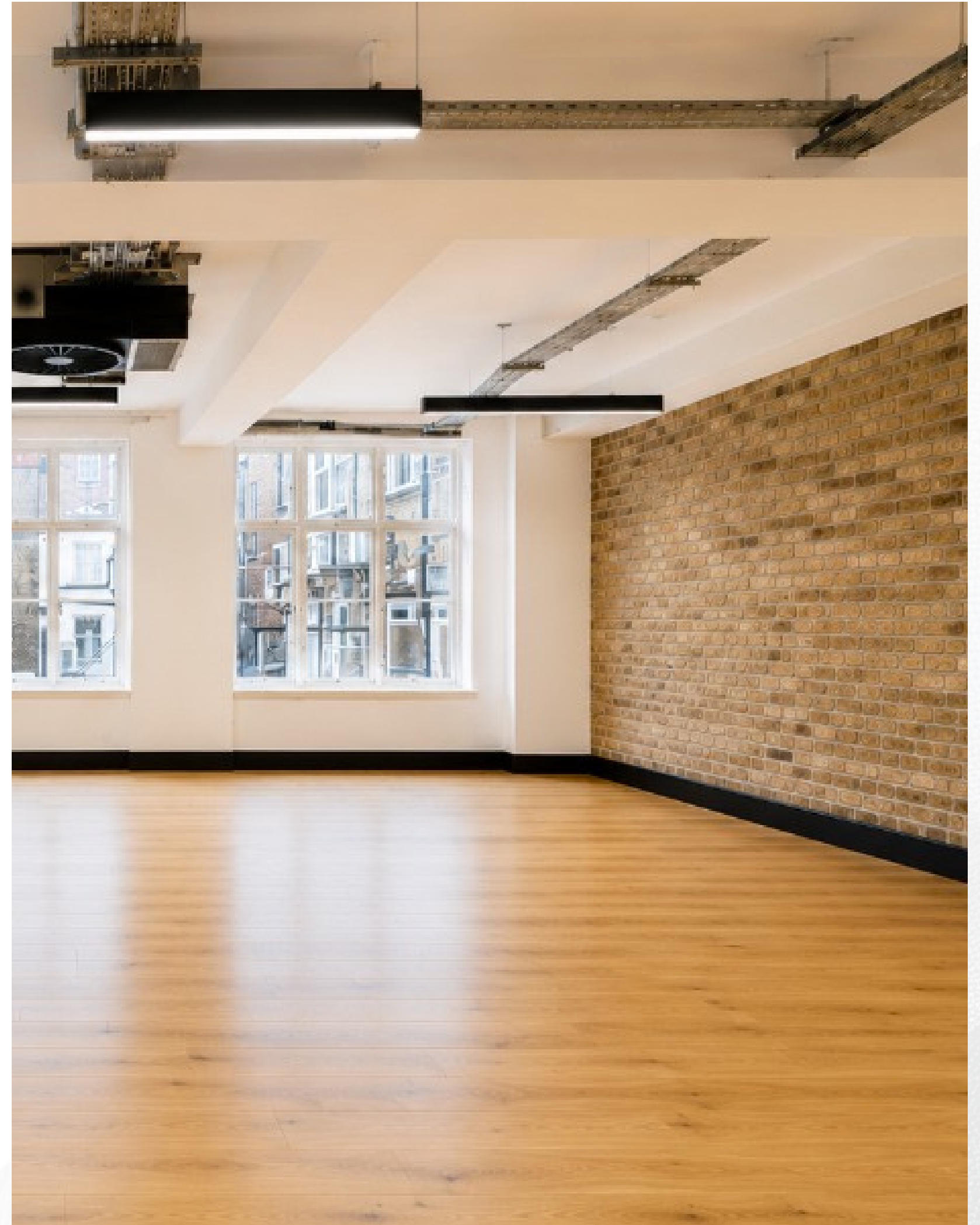
PLEASE NOTE CGI IMAGES FOR INDICATIVE PURPOSES

A SPACE REIMAGINED



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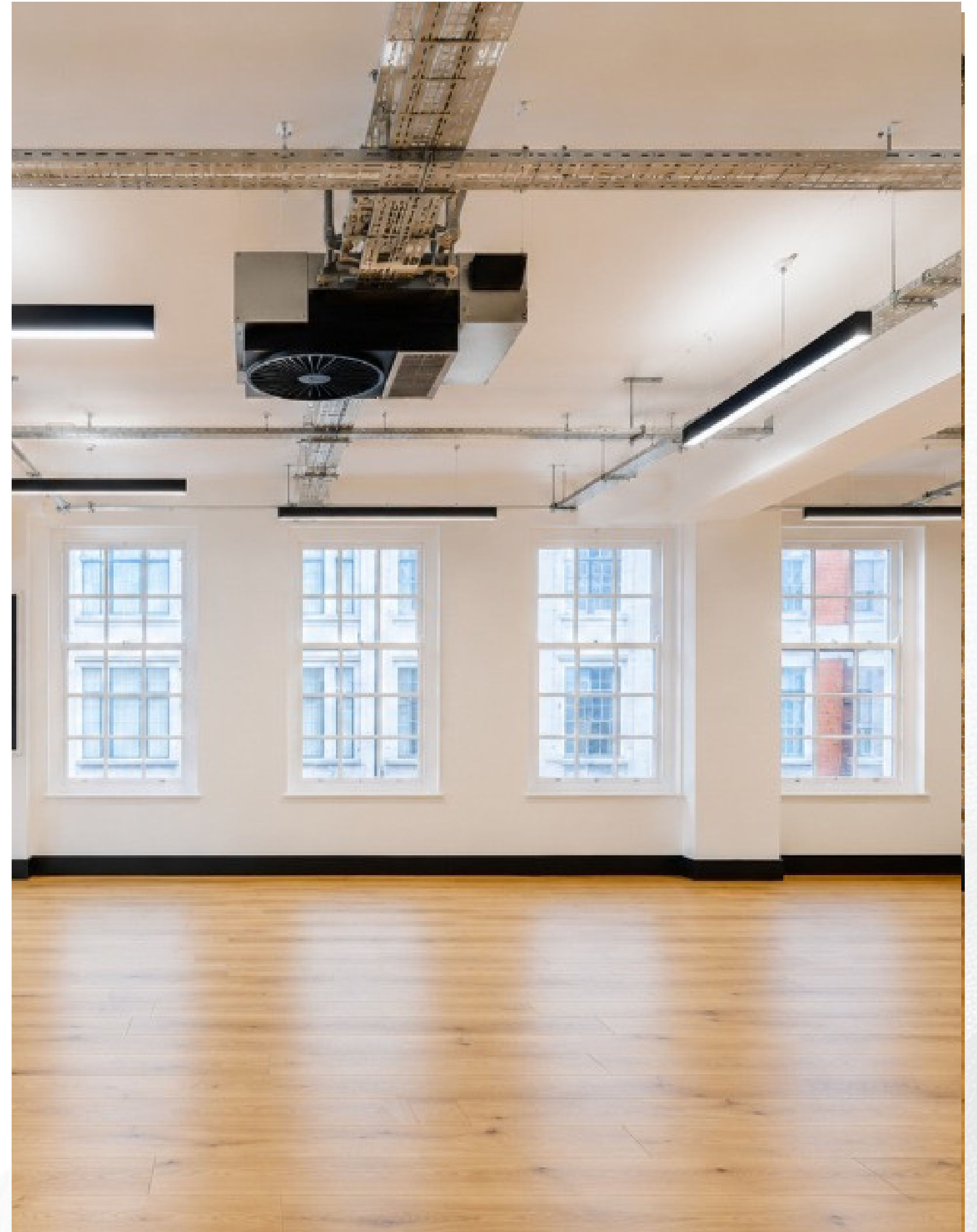
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LEASE

New effective Full Repairing and Insuring lease(s) 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.

VAT

The property is elected for VAT.

FLOOR PLANS

Scaled plans available on request.

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.

FOR MORE DETAILS, PLEASE CONTACT

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