



181 -185 Wardour Street
LONDON W1

PRELIMINARY DETAILS

RIB

ROBERT IRVING BURNS



TO LET

SELF CONTAINED BUILDING IN THE HEART OF SOHO

Suitable for Office HQ or Separate Corner Fronted
Retail Premises with Offices over 1st to 4th Floor

10,850 SQ. FT.

Description:

The property occupies a prominent position on the corner of Wardour Street & Noel Street. Set over lower ground to 4th floors, the property is a rare gem in the West End.

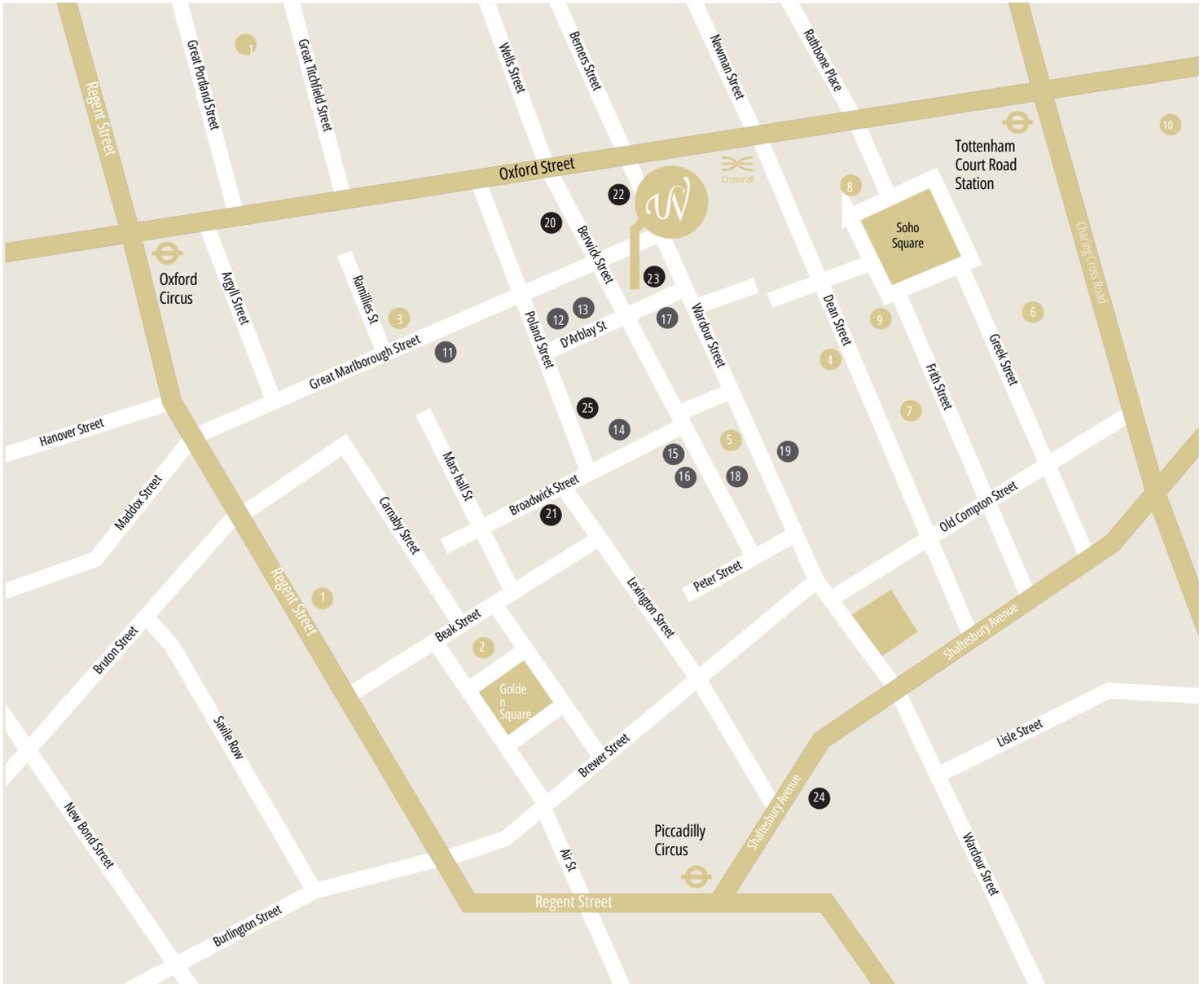
The ground floor corner space benefits from fantastic ceiling heights and would work well for high end retailer, showroom or even restaurant. There is an extraction duct already in place. The opportunity is perfect for a company HQ with ground floor showroom/operations, or can be taken as individual office floors and separate ground floor retail.

Planning permission has recently been granted to extend office provision and residential element, as well as include communal office terrace. For more information, please follow the link on page 7 or speak to a member of the team.

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.



Occupiers

- 1 BBH
- 2 M&C
- 3 Saatchi
- 4 Sony
- 5 Blink Productions
- 6 Moving Picture Company
- 7 Warner Brothers
- 8 Tapestry
- 9 Dolby
- 10 20th Century Fox
- 11 Google

Food

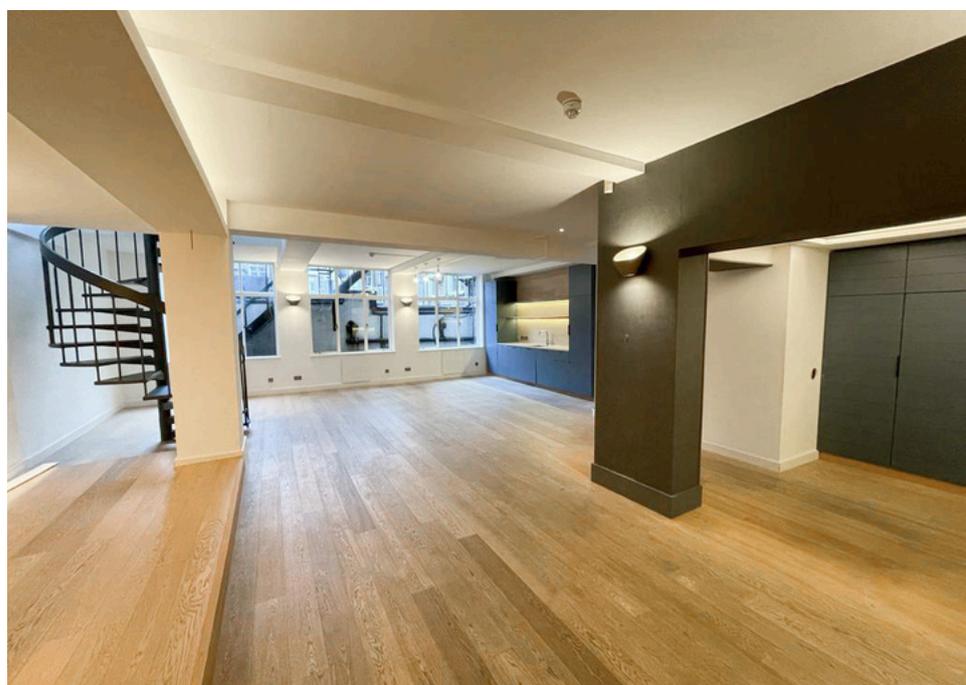
- 11 Ping Pong Soho
- 12 Bodean's BBQ
- 13 Blanchette
- 14 The Ivy Soho
- 15 Yauatcha
- 16 Duck & Rice
- 17 The Breakfast Club
- 18 Polpetto
- 19 Busaba

Drinks

- 20 Ember Yard
- 21 The John Snow Pub
- 22 Dirty Harry's
- 23 The George
- 24 The Blue Posts
- 25 Barrio



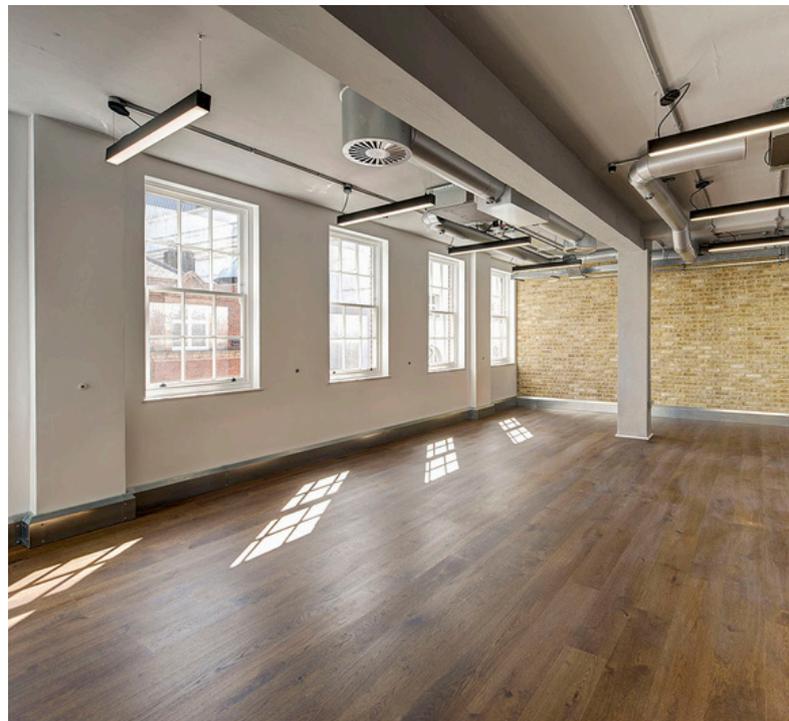
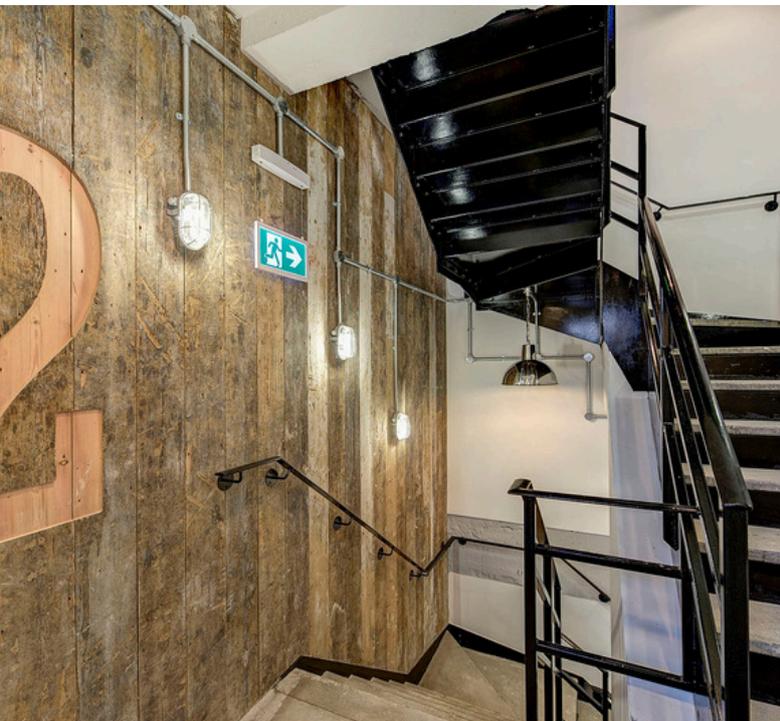
FIRST AND SECOND FLOOR OFFICES



PHOTOS OF THE EXISTING INTERIOR



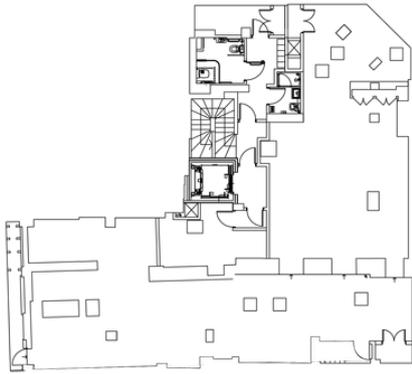
CURRENT REFURBISHMENT MOODBOARD



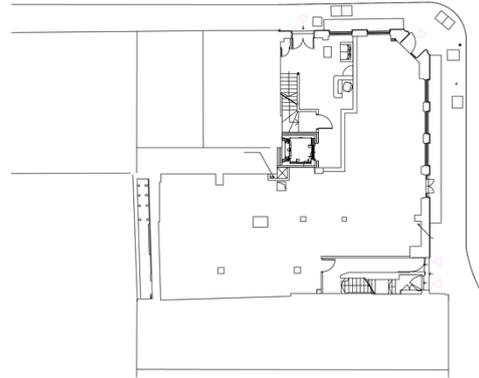
PLEASE NOTE DESIGNS AND FITTINGS HAVE NOT BEEN DETERMINED.

Proposed Floor plans

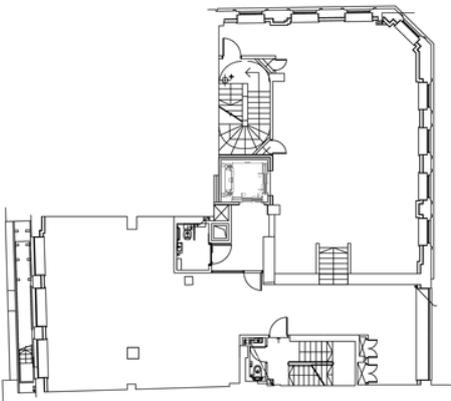
FULL PROPOSED BUILDING PLANS AVAILABLE UPON REQUEST



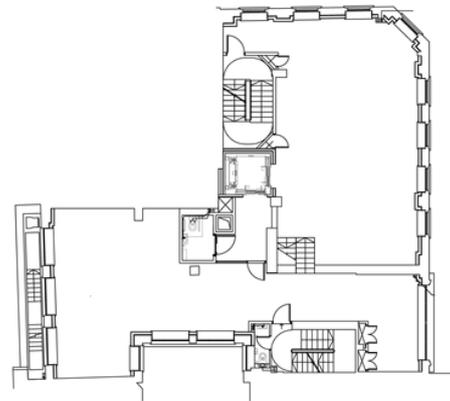
Basement Plan



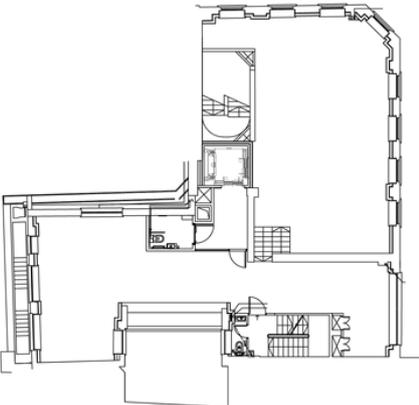
Ground Floor Plan



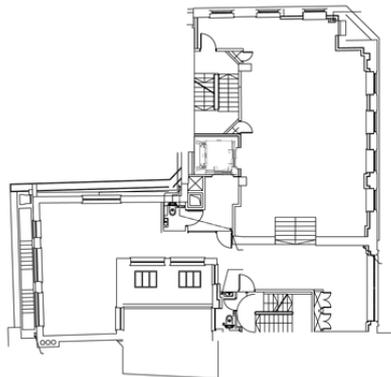
First Floor Plan



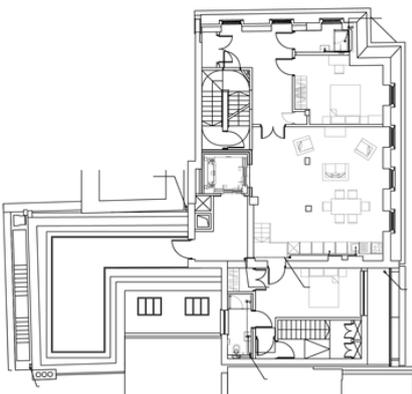
Second Floor Lower



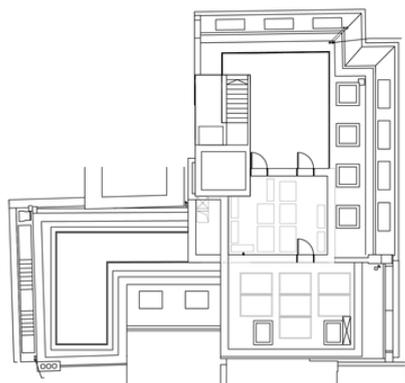
Second Floor Loft



Third Floor Plan



Fourth Floor Plan



Roof Plan

Existing Building Breakdown

FLOOR	GROUND AND LOWER GROUND	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	WHOLE BUILDING
Total Size (sq.ft.)	3,660	1,873	2,562	1,658	1,098	10,850
ESTIMATED OCCUPANCY COST EXCL. (P.A.)	POA	POA	POA	POA	POA	POA

TERRACE AREAS:

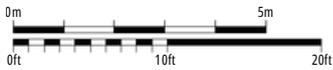
Roof Commercial	21.8sqm
Fourth Floor Residential	26.4sqm
Green Roof Areas	41sqm

Proposed Planning Link

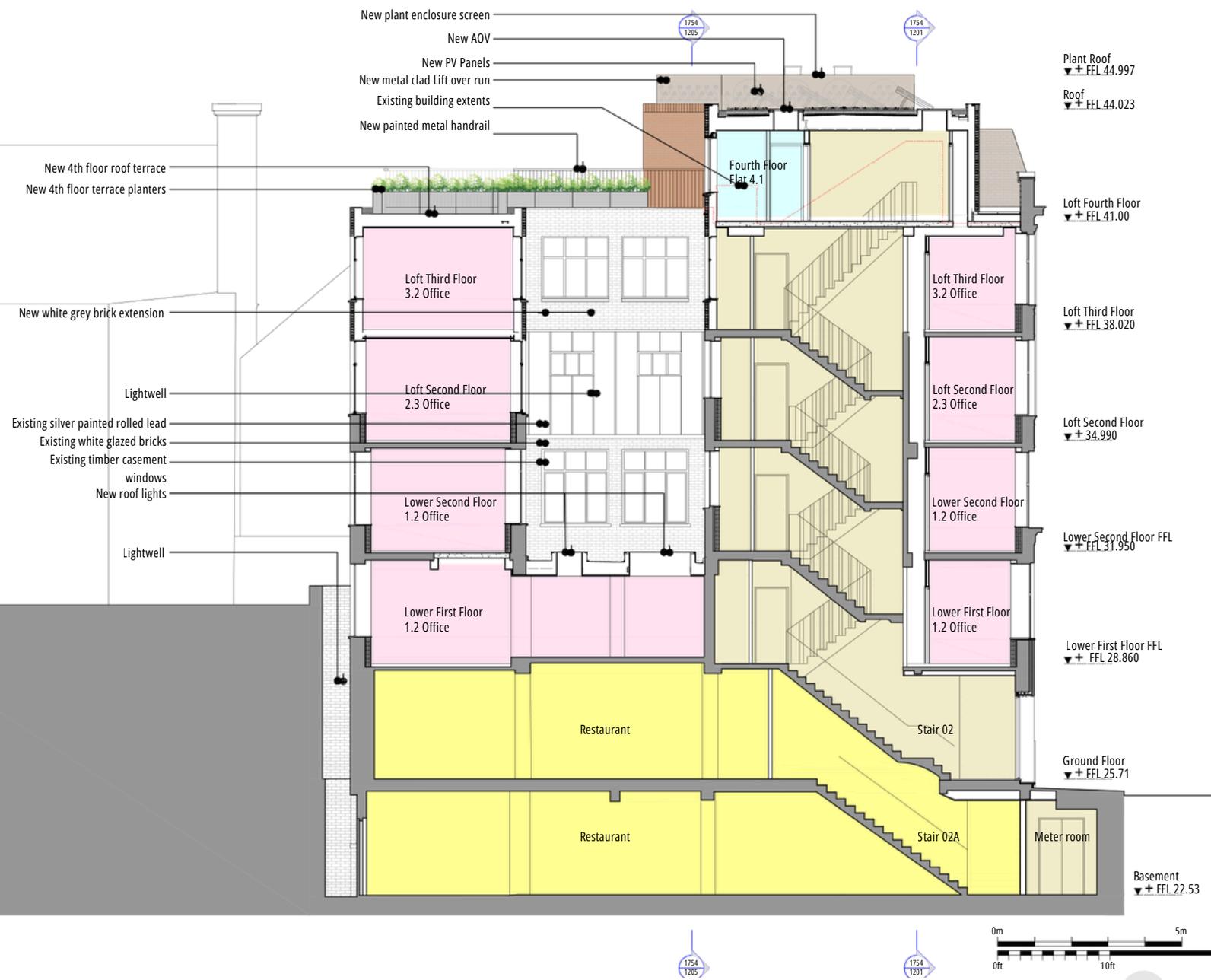
Please see link to granted planning permission



Proposed Section BB



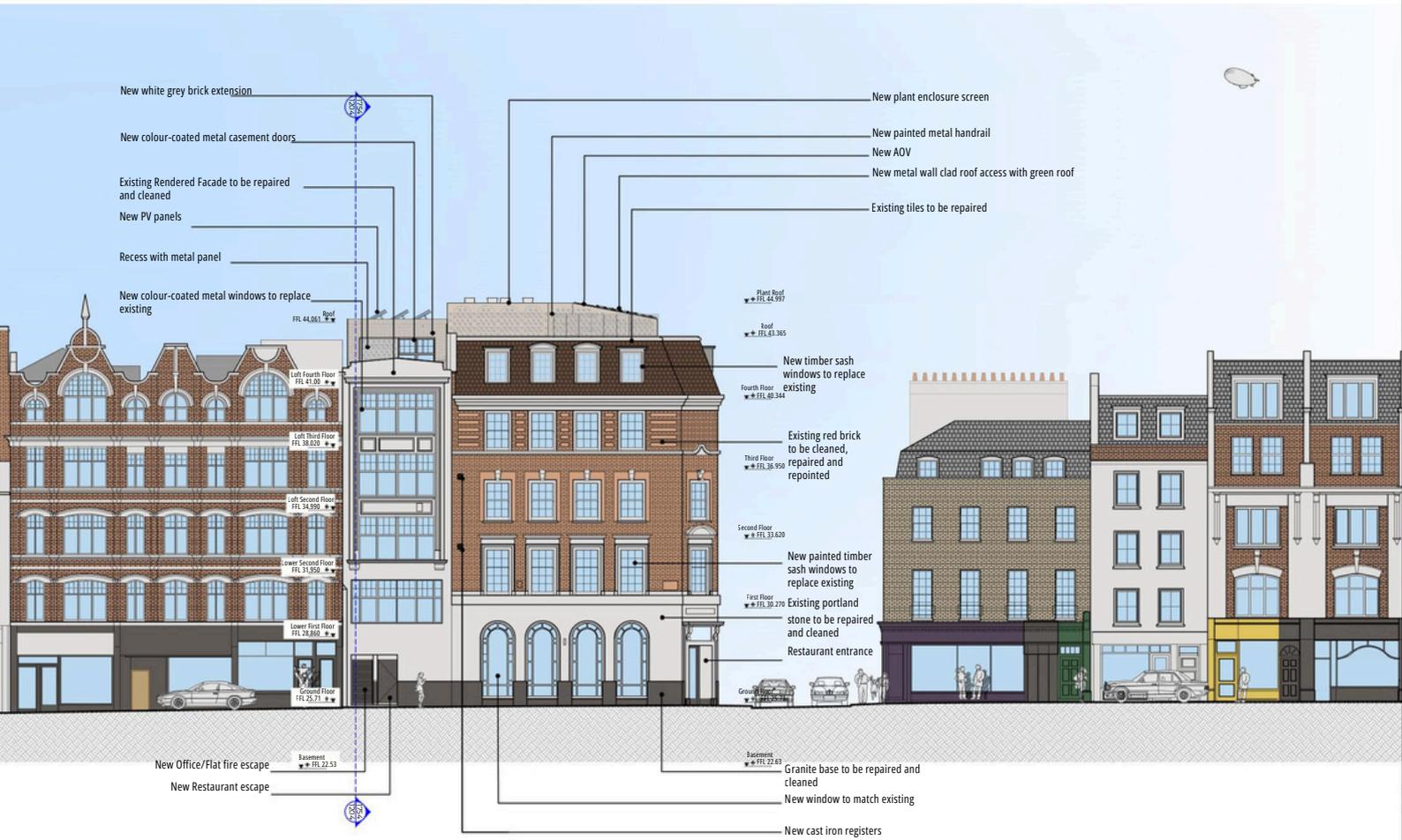
Proposed Section EE



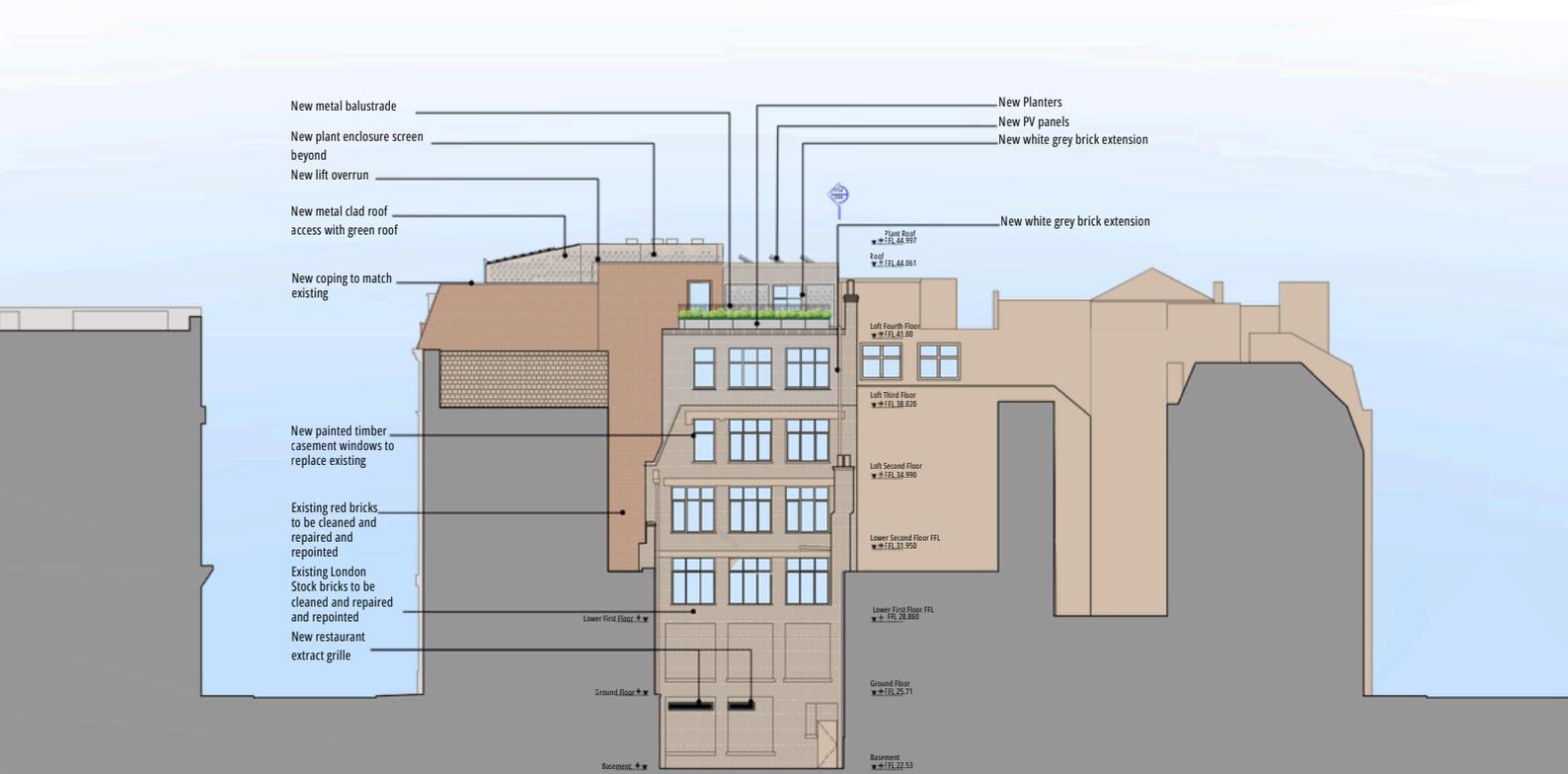
Proposed Section EE



PROPOSED WARDOUR ST ELEVATION



PROPOSED REAR ELEVATION





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.

Viewings:

Strictly through Robert Irving Burns and our joint agents.

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