

To Let

11B WARDOUR MEWS

LONDON, W1F 8AN

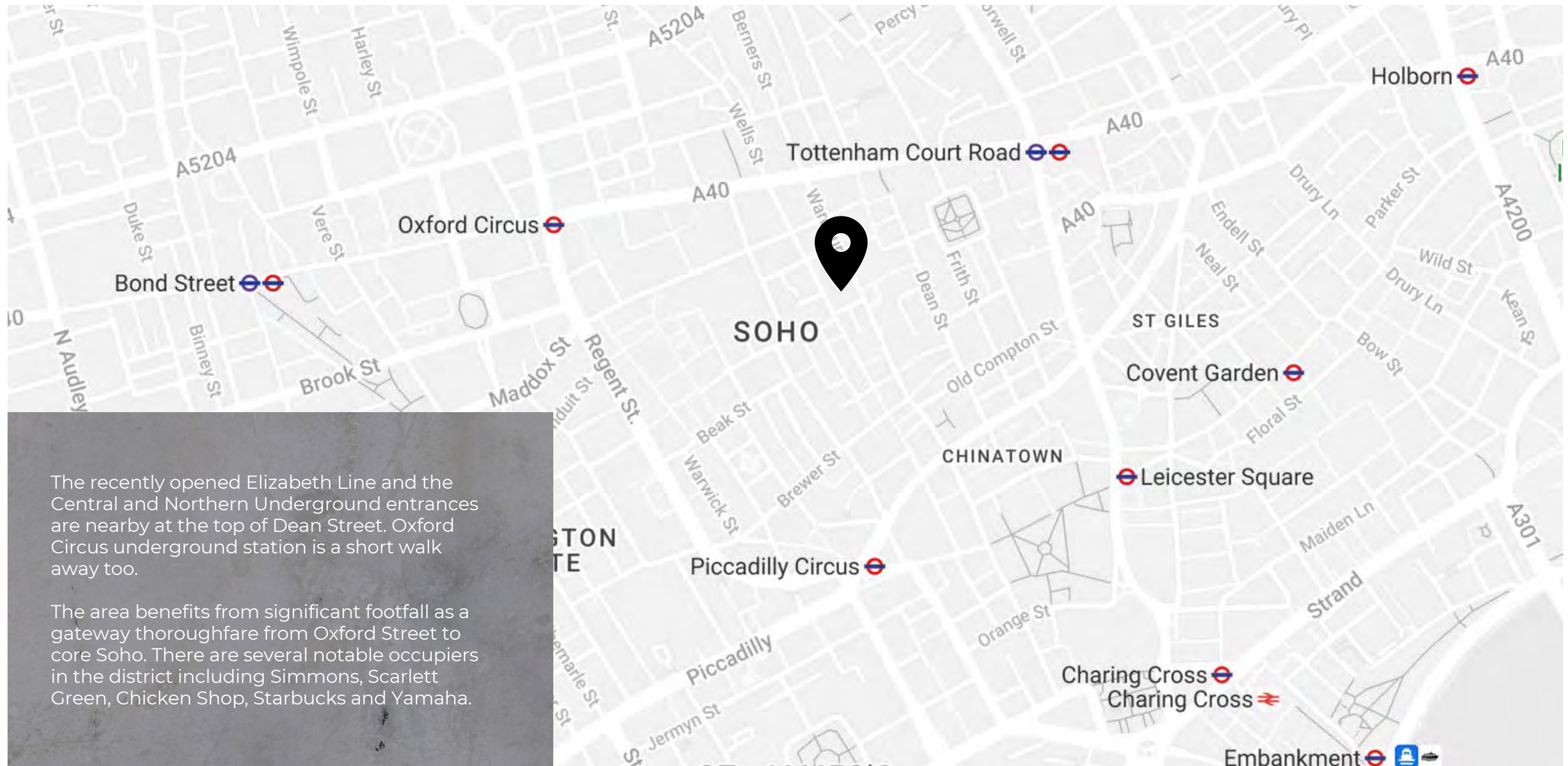
TO LET

RECENTLY REFURBISHED SELF-CONTAINED
LOWER GROUND FLOOR PREMISES IN THE
HEART OF SOHO

SUITABLE FOR CLASS E
(OFFICE, RETAIL ETC.)

LOWER GROUND FLOOR
580 SQ.FT

LOCATION

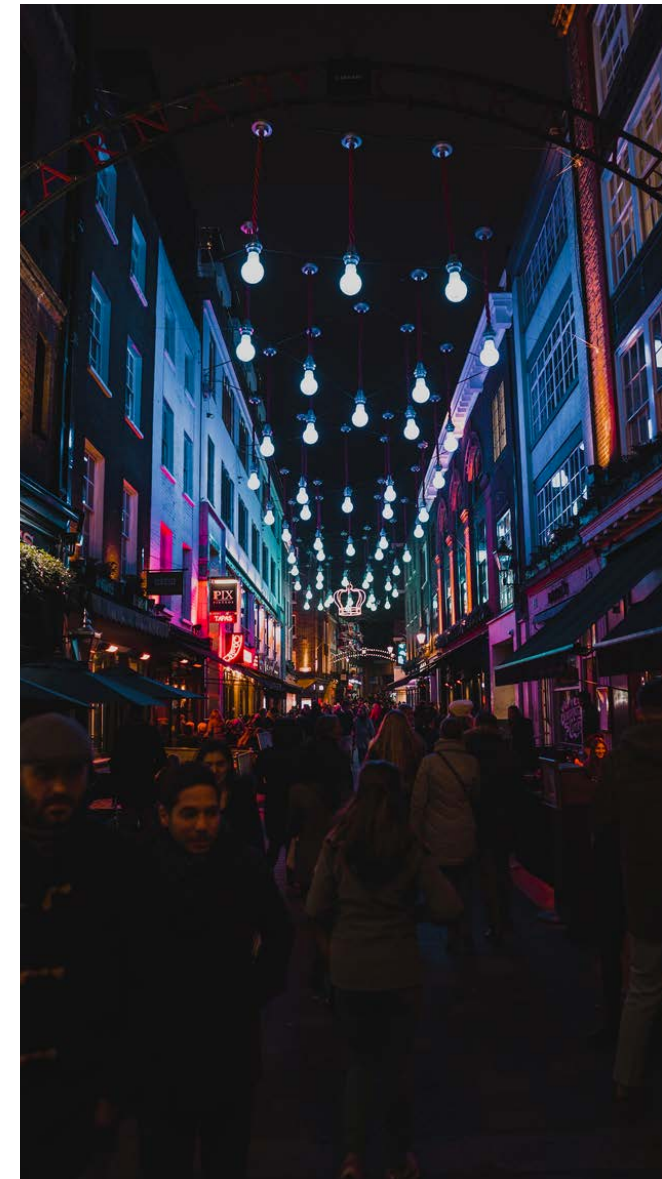


SOHO

Soho is one of London's most diverse, exciting areas to work in. Situated within walking distance of many of the capital's best-loved attractions, it's an appealing location for businesses in all sectors. The plentiful supply of office space in Soho is a major draw too. Even start-ups are able to set up with ease, thanks to the virtual office spaces and serviced offices on offer. Likewise, well established national companies thrive here, and tend to select the higher-end fully serviced offices, which come complete with the latest IT solutions.

There are several media and creative companies in the area, from exciting start-up ventures to largescale multinational businesses. Retail is another major sector in Soho, as is hospitality and entertainment.

However, Soho has also seen an upsurge in interest from other industries, such as tech and IT (with companies seeking alternatives to Shoreditch). It's an area that's in a continual state of evolution, which makes it one of London's best locations in which to rent office space.



DESCRIPTION



This recently refurbished self-contained Lower Ground Floor unit offers an opportunity for a variety of occupiers looking for a new space in the heart of Soho. The floor benefits from new flooring, a demised WC, 2.5-metre ceiling height, a kitchenette, strip lighting, flexible layout options and vault storage.





FINANCIALS

Floor	Size (SQ.FT)	Quoting Rent	Service Charge	Estimated Rates Payable	Estimated Occupancy Cost excl. (p. a.)
Lower Ground Floor	580	£35,000	TBC	£7,360	£42,360

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

AMENITIES

GOOD CEILING HEIGHT

NEW FLOORING

DEMISED WC

KITCHENETTE

SELF-CONTAINED

CENTRAL SOHO LOCATION

STRIP LIGHTING

VAULT STORAGE

LEASE

A new effective Full Repairing and Insuring lease 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.

EPC

Available on request.

VAT

TBC

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. November 2024.

CONTACT US

Ben Kushner

020 7927 0637

Ben.k@rib.co.uk

Thomas D'arcy

020 7927 0648

Thomas@rib.co.uk

Matthew Mullan

0207 927 0622

Matthewm@rib.co.uk

Jim Clarke

020 7927 0631

Jim@rib.co.uk

RIB

ROBERT IRVING BURNS

19 MARGARET STREET, LONDON, W1W 8RR

WWW.RIB.CO.UK | TEL: 020 7637 0821