



3-5
WARDOUR STREET
London W1D 6PB

To Let

Newly Refurbished Office Space in Prime Soho Position
Just Moments From Leicester Square

Suitable for class E

Furnishing options available

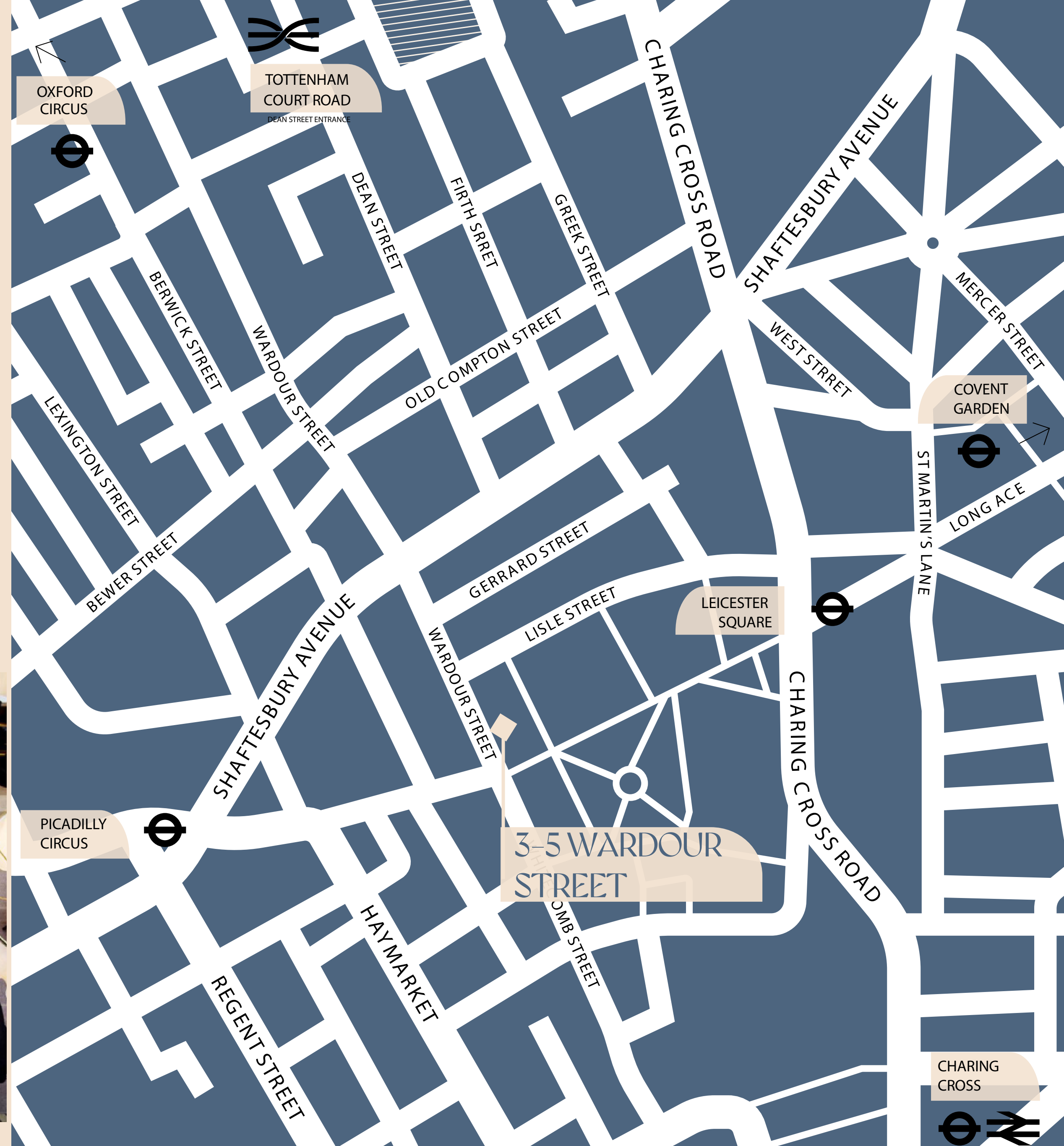
1,591 sq. ft.



Location

Located in the heart of Soho, this property enjoys a vibrant setting surrounded by popular eateries, cafes, and shops. Just a short walk from Leicester Square, Piccadilly Circus, and Tottenham Court Road stations, it offers excellent transport links.

With its dynamic atmosphere and proximity to theaters, nightlife, and cultural landmarks, this location is perfect for businesses seeking a central and high-traffic area.





Description

The opportunity is arranged over 2nd floor and is accessed via a 6 person passenger lift or communal stairwell. The reception, lift and floor itself has recently undergone substantial refurbishment.

The 2nd floor benefits from new comfort cooling system, new kitchen, engineered timber flooring, perimeter sockets, WCs and shower. The space is flooded with natural light from 3 side and presents a unique office feel. Furnishing options are available subject to further negotiation.

Financials

2nd Floor

Size (sq.ft.)	1,591 SQ FT
Rent (p.a.) excl	£110,097
Rates Payable	£47,175
Service charge	£12,554
Estimated Occupancy Cost	£169,826

Furnishing options available, subject to separate negotiaton.

Specifications



UNIQUE FEATURES



NEW COMFORT COOLING



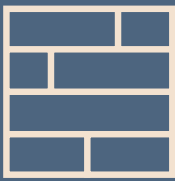
LED LIGHTING



GREAT NATURAL LIGHT
(FROM 3 SIDE)



6 PERSON PASSENGER
LIFT



ENGINEERED TIMBER
FLOORING



ENTRY PHONE
SYSTEM



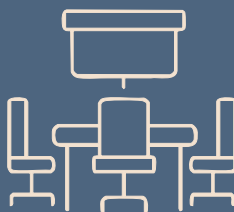
DEMISED SHOWER AND WC



NEW KITCHEN



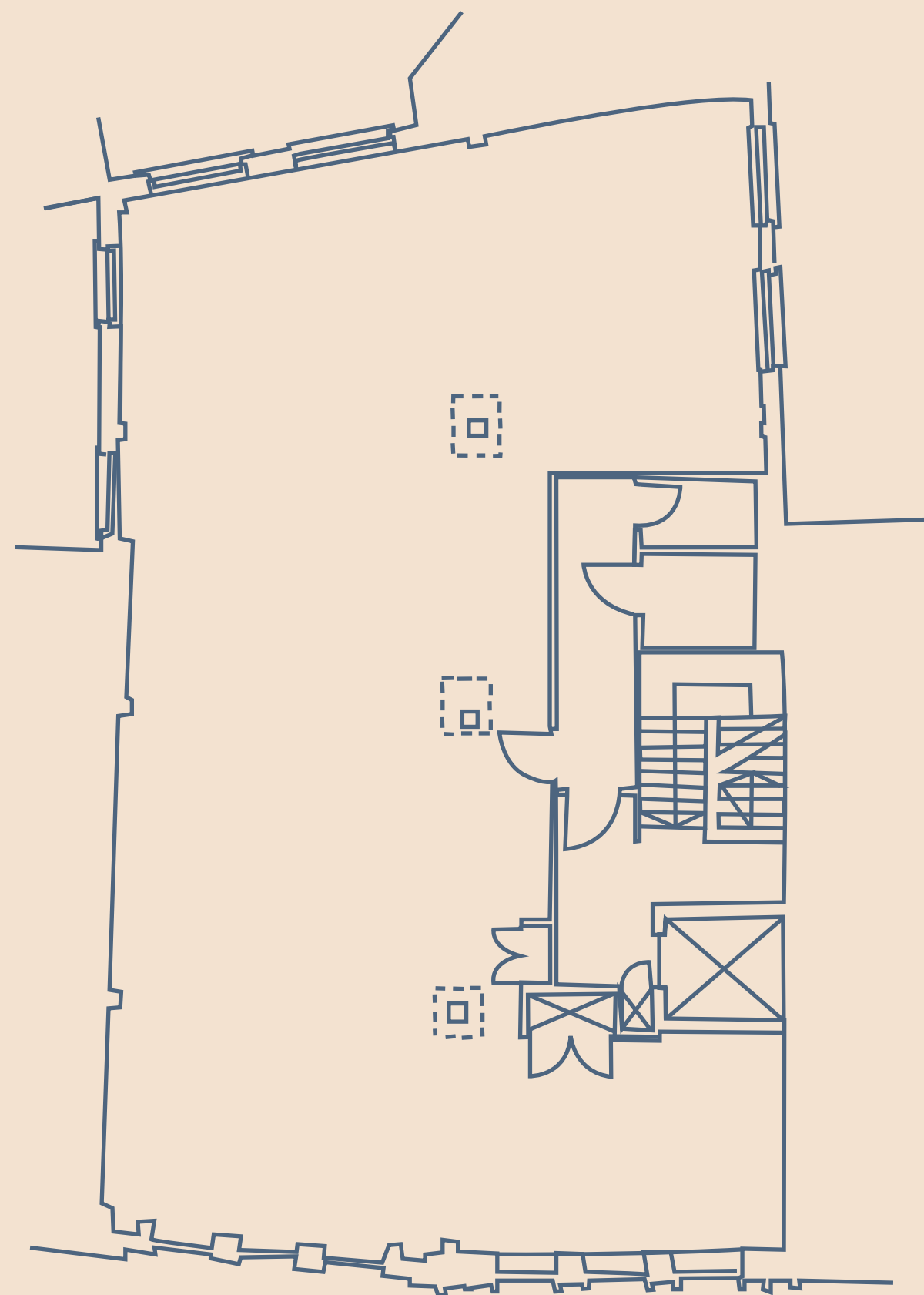
24 DESKING



10-SEAT BOARDROOM

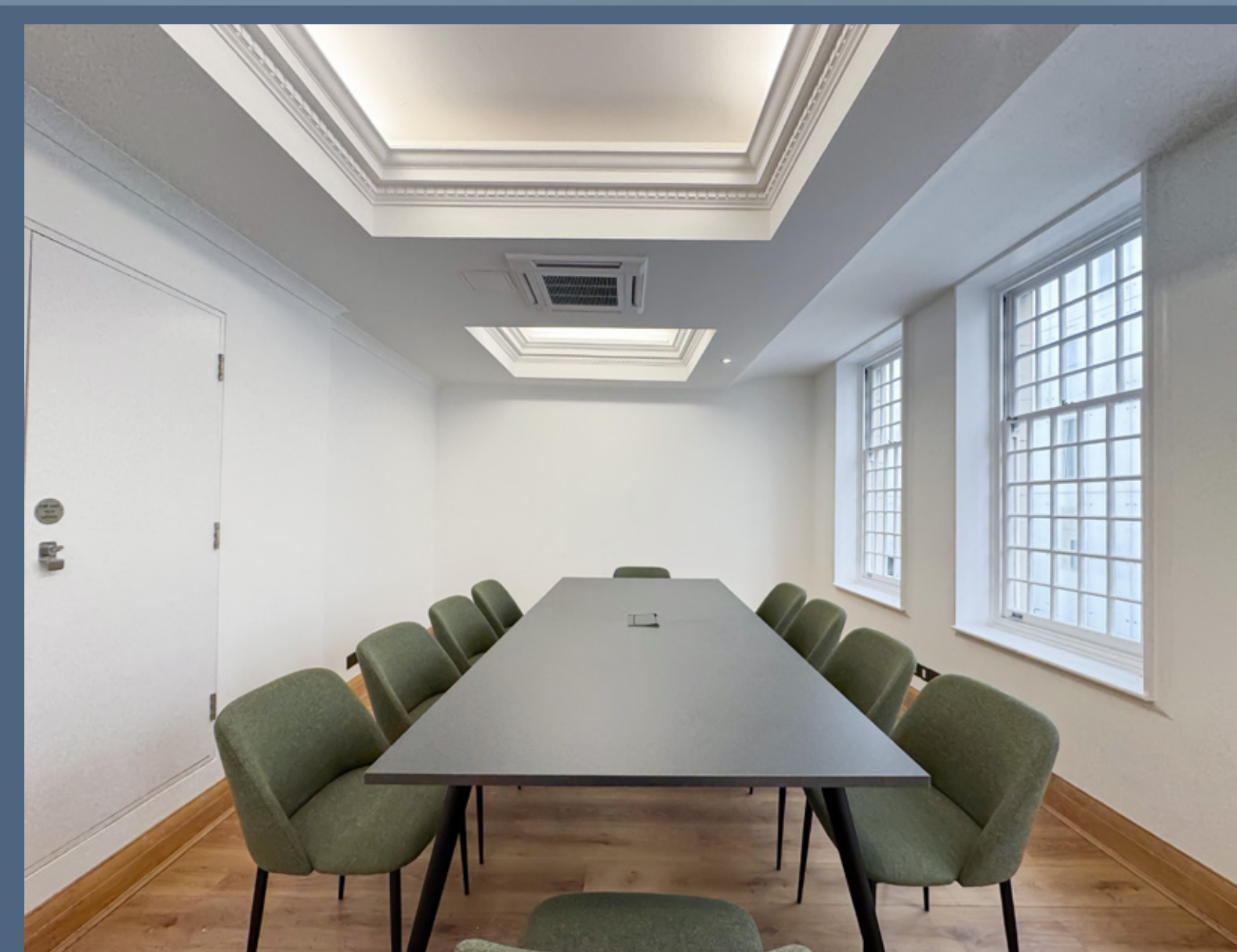
Floor plan

2nd Floor (1,591 SQ FT)



Not to scale. For indicative purposes only.

3-5 Wardour Street 3-5 Wardour Street



Lease

A new lease granted direct with the landlord, outside of the Landlord and Tenant Act 1954 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

This building is elected for VAT.

Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/ source of funds, showing how the transaction is going to be funded may be required.

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.
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RIB

ROBERT IRVING BURNS