

RIB

ROBERT IRVING BURNS

LONDON W1

181-185
WARDOUR STREET

PRELIMINARY DETAILS

Self Contained Building
in the Heart of Soho

Suitable for Office HQ or Separate Units
To be Refurbished - Estimated PC date
January 2026

181 -185 Wardour Street



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 below or speak to a member of the team.





LOCATED IN SOHO



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.



LOCAL OCCUPIERS



Occupiers

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

Drinks

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

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



REFURBISHMENT MOODBOARD DESIGN

INCLUDES

Please note designs and fittings have not been determined.

01

RECEPTION MOOD BOARD

The reception design blends Victorian-inspired elegance with modern simplicity, using soft tones, curved forms, and mirrors to create a welcoming, spacious feel. Durable, refined materials ensure both style and functionality in this high-traffic space.

02

FIRST FLOOR MOOD BOARD

The First Floor workspace extends the reception's refined, timeless aesthetic, combining natural light, bespoke joinery, and balanced zones for collaboration and focus. Thoughtful details and heritage-inspired finishes create a functional, flexible environment that honors the building's character while supporting modern work.

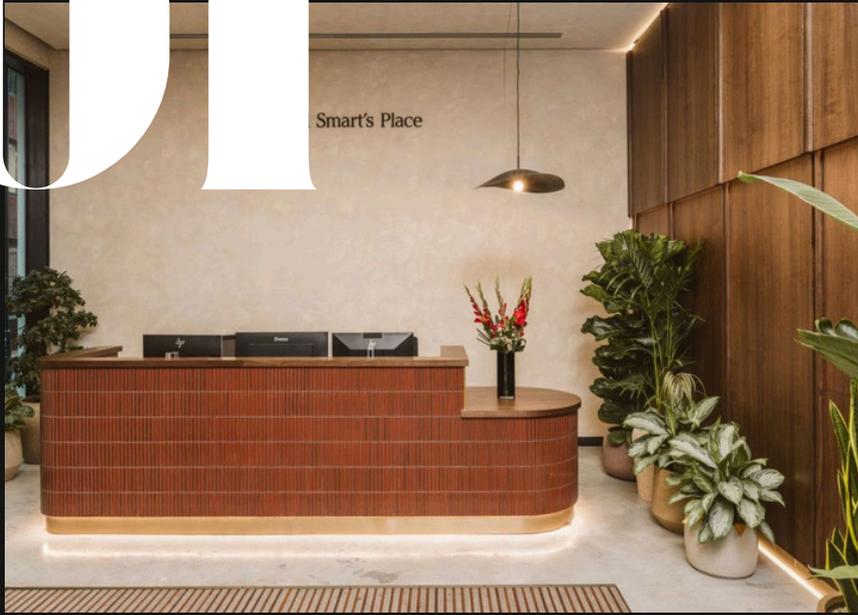
03

COMMUNAL SPACES MOOD BOARD

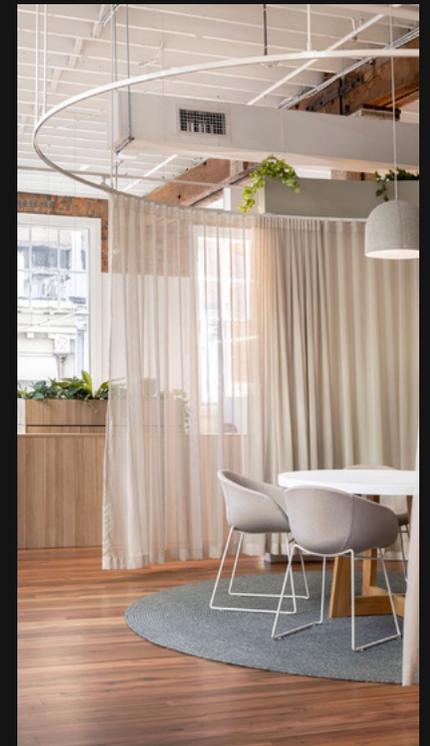
The communal areas are reimagined with a timeless, durable design that balances simplicity and elegance through soft materials and robust finishes. Upgraded lighting, refurbished staircases, and redesigned WCs enhance functionality, safety, and cohesion while highlighting the building's historical character.



01



02



15



FLOOR BREAKDOWN



FLOOR	GROUND AND LOWER GROUND	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	WHOLE BUILDING
SIZE (SQ.FT.)	3,660	1,873	2,562	1,658	1,098	10,850

GRANTED PLANNING LINK

Please see [link](#) to granted planning permission

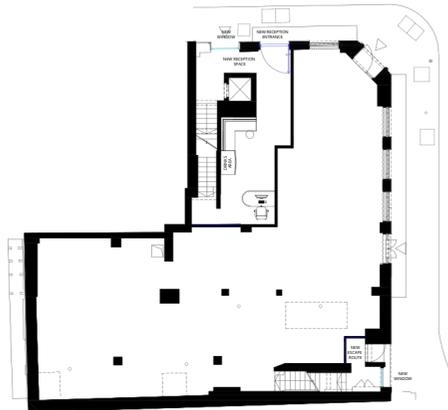
TERRACE AREAS:

Roof Commercial	234.65 sq.ft
Fourth Floor Residential	284.17 sq.ft
Green Roof Areas	441.32 sq.ft





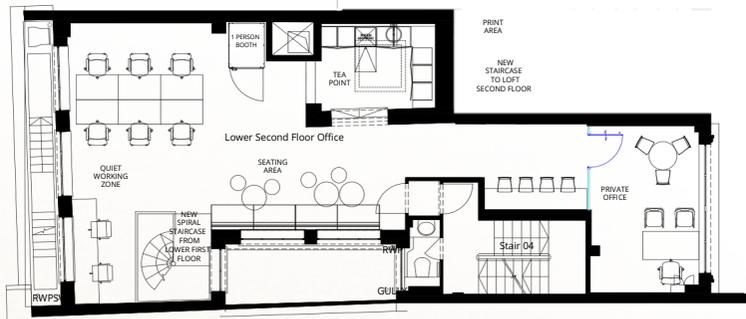
LOWER GROUND FLOOR



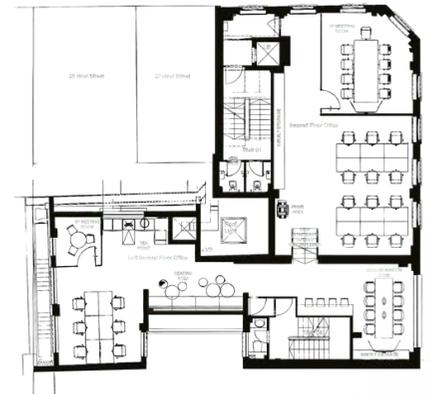
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR LOWER

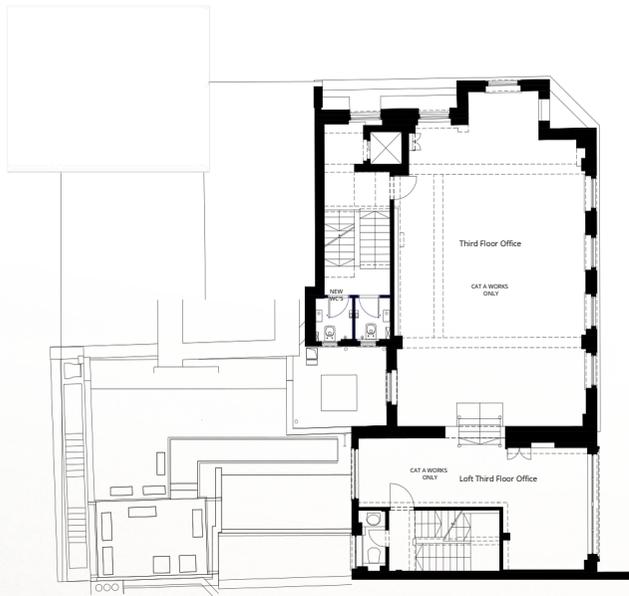


SECOND FLOOR LOFT

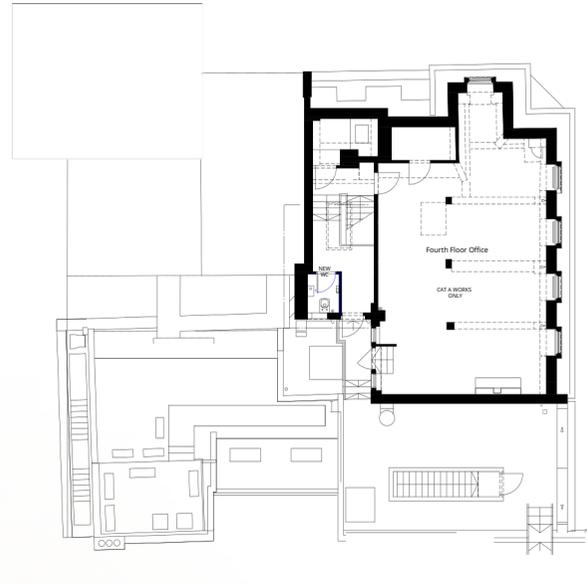
PROPOSED FLOOR PLANS

FULL PROPOSED BUILDING PLANS AVAILABLE UPON REQUEST





THIRD FLOOR



FOURTH FLOOR



ROOF PLAN

PROPOSED FLOOR PLANS

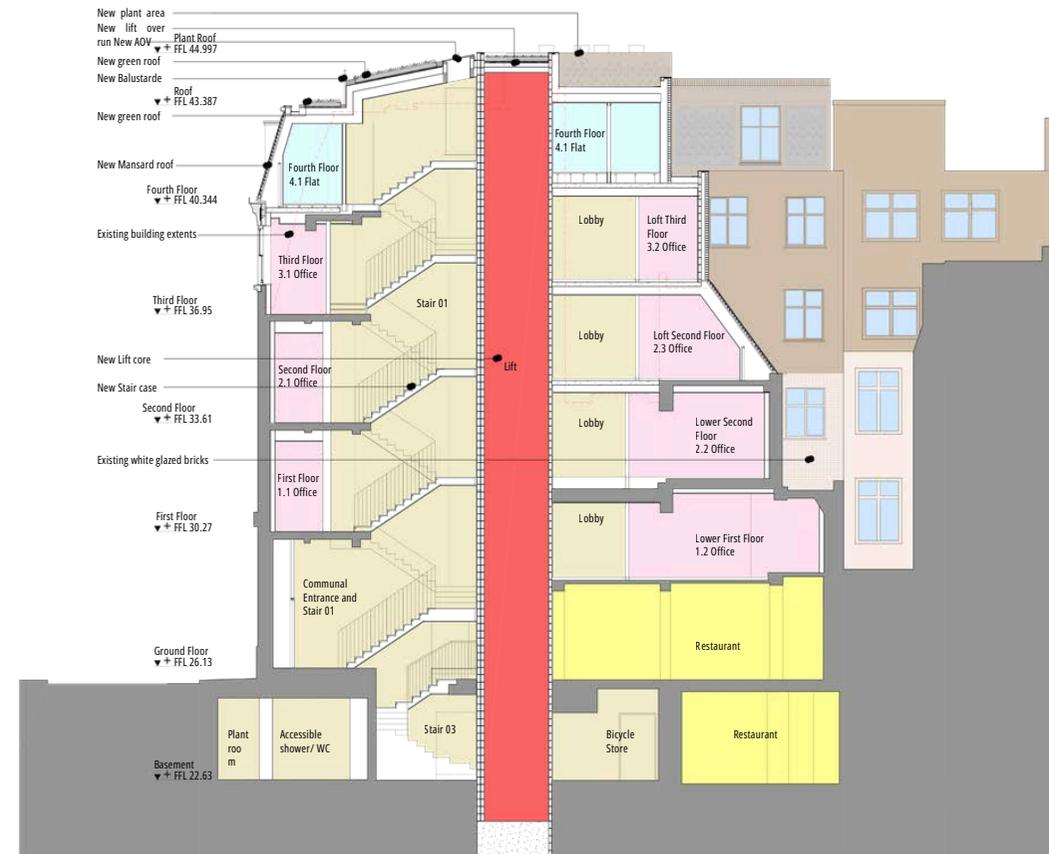
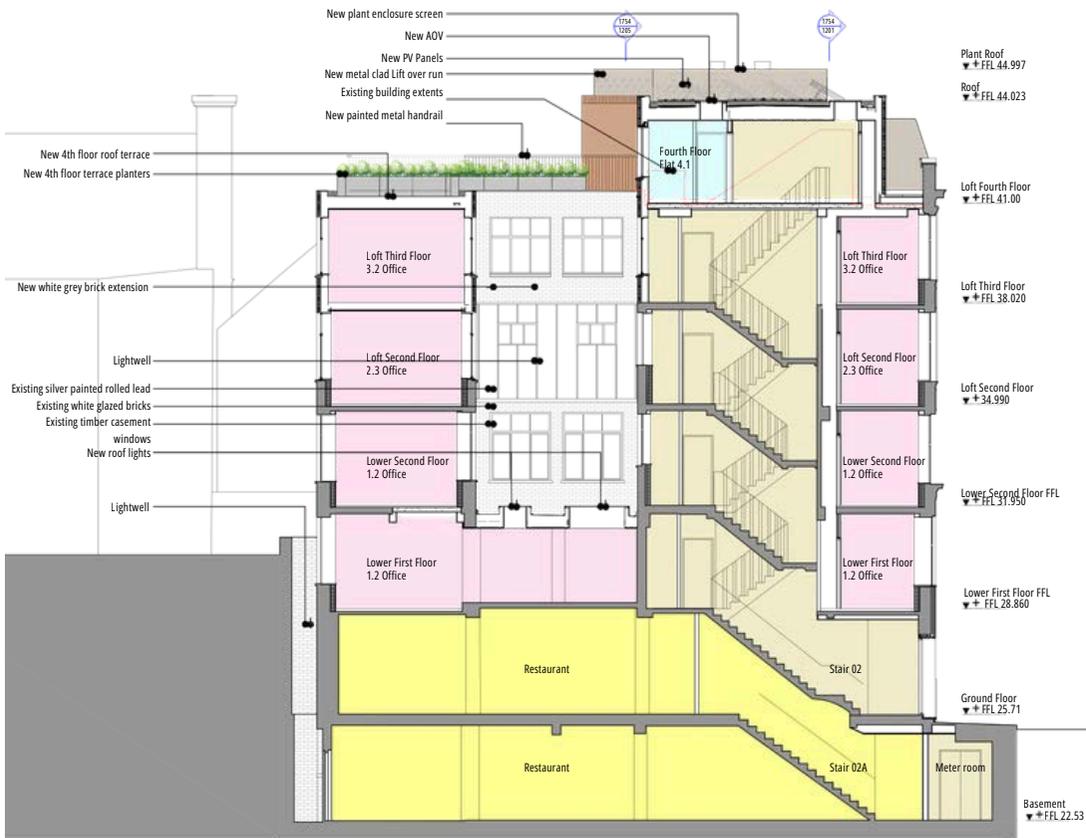
FULL PROPOSED BUILDING PLANS AVAILABLE UPON REQUEST





PROPOSED SECTION BB

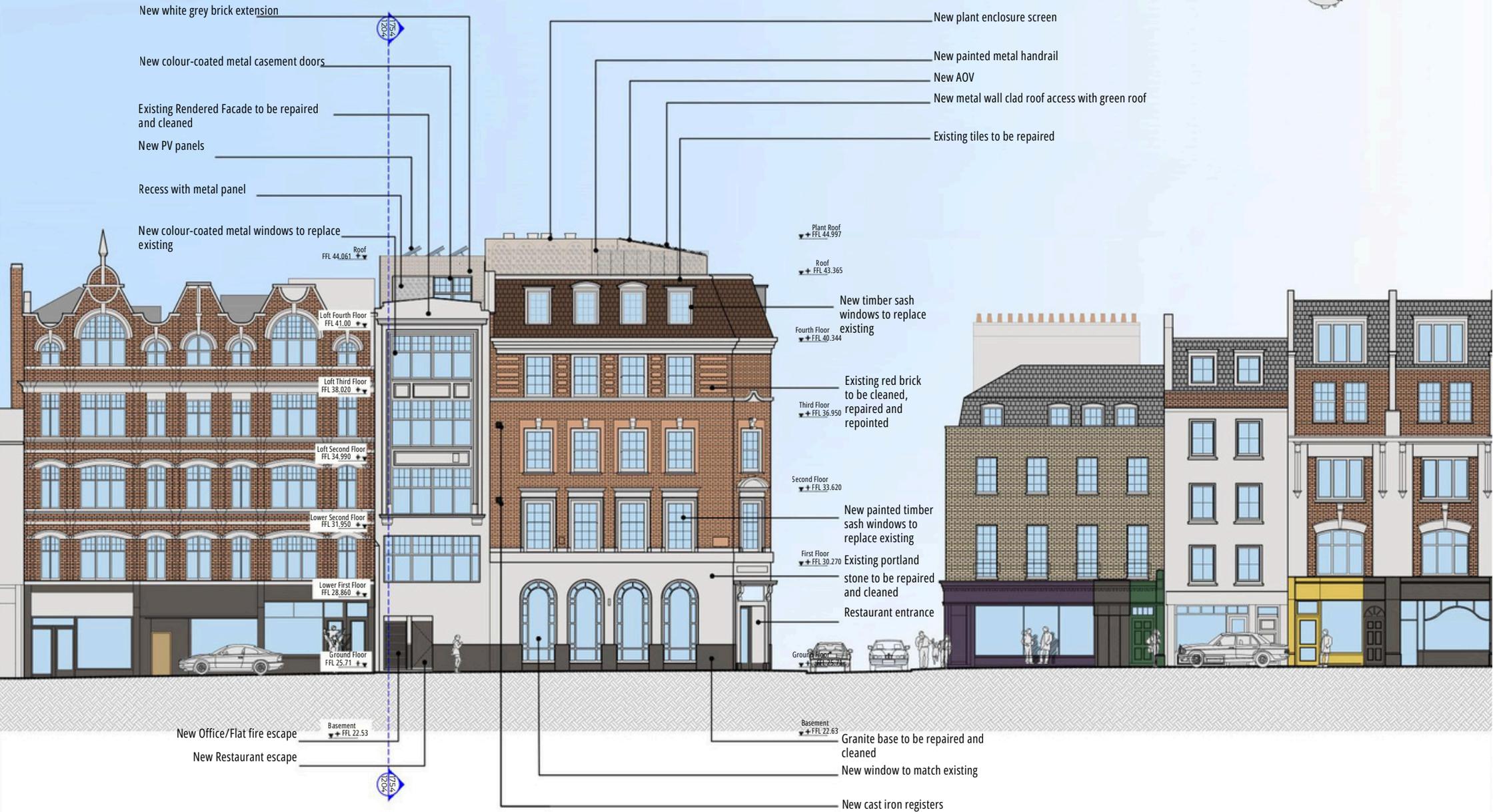




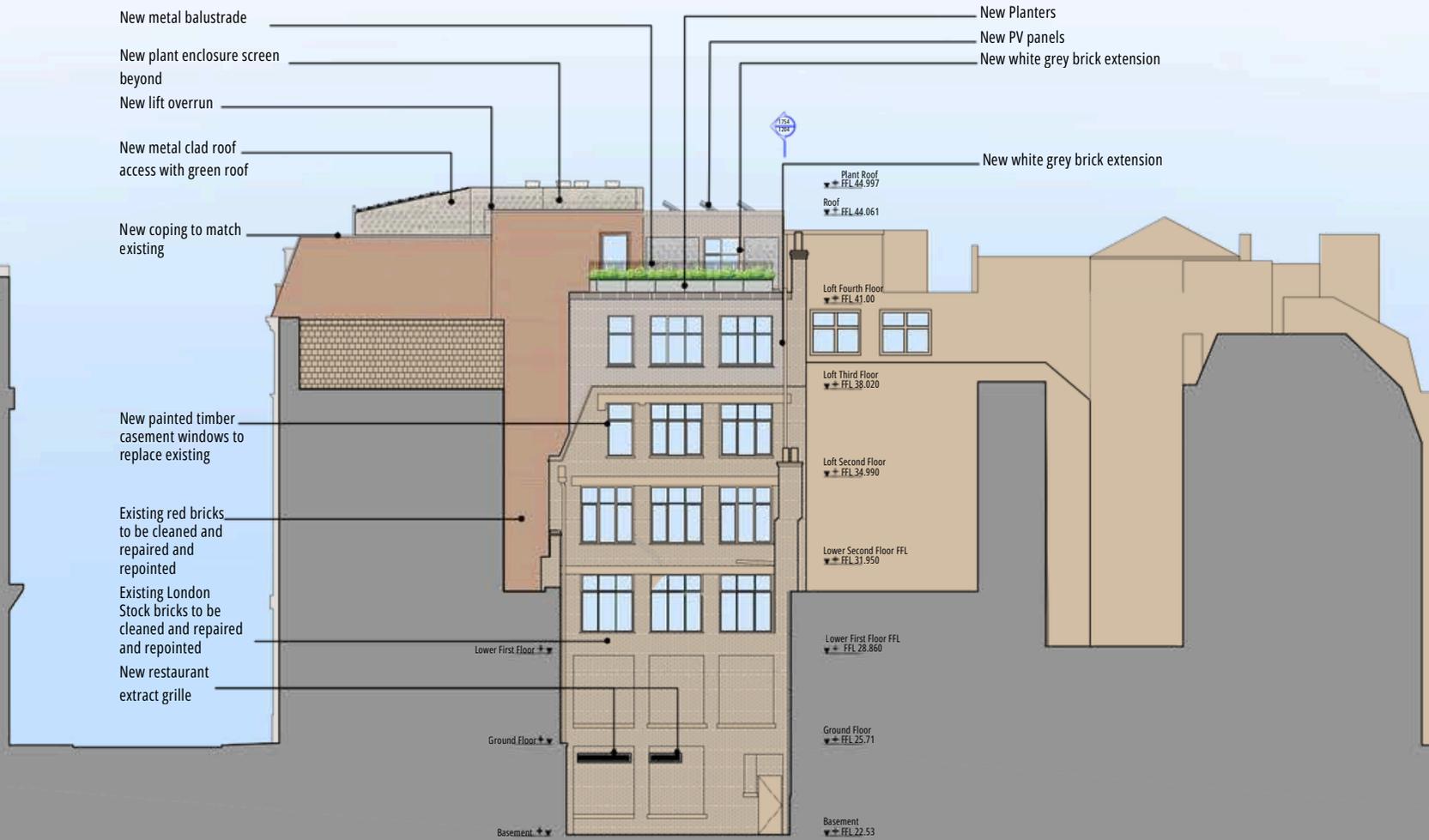
PROPOSED SECTION EE



PROPOSED WARDOUR ST ELEVATION



PROPOSED REAR ELEVATION



FURTHER INFORMATION

LEASE

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

The building is elected for VAT.

FLOOR PLANS

Scaled floor plans available upon 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. November 2025.

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The logo consists of the letters 'R', 'I', and 'B' in a stylized, white, serif font. The 'I' is smaller and positioned between the 'R' and 'B'. The 'R' and 'B' are larger and have a classic, slightly ornate design.

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