

To Let

173 WARDOUR STREET

LONDON, W1F 8WT

GROUND & LOWER GROUND FLOOR A1 PRIME RETAIL
PREMISES IN THE HEART OF SOHO

RETAIL

1,341 SQ FT



LOCATION

The property is situated on corner of Wardour Street & D'Arblay Street close to the junction with Oxford Street. The area benefits from many leisure occupiers including the likes of BRGR.CO, Chipotle and PHO. Oxford Circus (Victoria, Central and Bakerloo Line) and Tottenham Court Road (Northern and Central line) Underground Stations are within a few minutes walking distance.

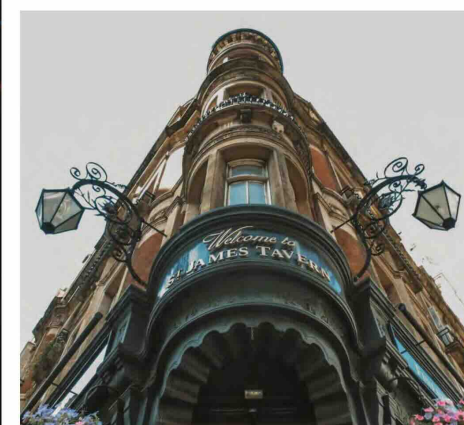
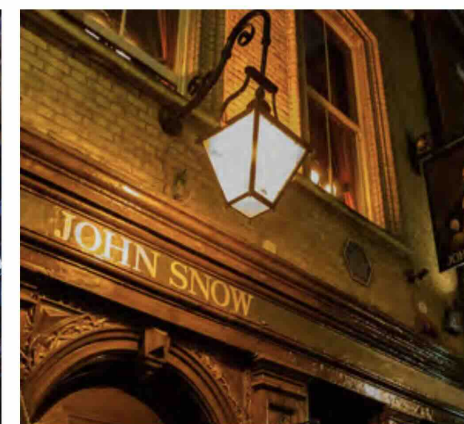


SOHO

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.



LEASE

New Lease

POSSESSION

Available Immediately

EPC

Available on request.

TERMS

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.

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.

Nov 2024

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