

ENTIRE BUILDING TO LET WITH GROUND FLOOR WINDOW FRONTAGE

2,025 SQ.FT (188 SQ.M) APPROX

171 WARDOUR STREET, SOHO, LONDON W1



LOCATION

This prominent building is situated on the west side of Wardour Street close to the junction with D'Arblay Street. The offices are exceptionally well located for the excellent shopping, restaurant and transport facilities that Soho and the surrounding area provide.

Oxford Circus (Victoria, Central and Bakerloo lines) and Tottenham Court Road (Central, Northern lines and soon to be Crossrail line) are in close proximity.

DESCRIPTION

The available offices comprise the entire building planned over lower ground, ground, first, second, third and fourth floors providing a balance of well proportioned offices and general areas having the following approximate floor areas:-

	Sq.ft	Sq.m
Fourth Floor	200	19
Third Floor	290	27
Second Floor	290	27
First Floor	290	27
Ground Floor	525	49
Lower Ground Floor	430	40
TOTAL	2,025	188

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Subject to contract and exclusive of VAT if applicable

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FEATURES

- Comfort cooling
- Hardwood flooring
- Kitchen facilities
- Open plan and cellular offices
- Ground floor window frontage
- Shower facilities
- Adequate toilet facilities
- Excellent daylight

RENT

£125,000 per annum exclusive.

LEASE

A new lease for a term to be agreed.

EPC

In preparation.

VIEWING

By appointment through landlord's sole agents.

**Richard Spencer /
Will Gyngell
HNG
020 3205 0200**