

**TO LET****BRIGHT CHARACTERFUL OFFICE (B1) PREMISES IN PRIME SOHO LOCATION**

181-185 WARDOUR STREET, LONDON, W1F 8ZA (3rd &amp; 4th Floor)

181 WARDOUR STREET, LONDON, W1F 8WZ (3rd Floor)

181 -185 Wardour St 3<sup>rd</sup> & 4<sup>th</sup> Floor - 1,135 sq. ft. (105.45 sq. m.)181 Wardour St. 3<sup>rd</sup> Floor - 773 sq. ft. (71.81 sq. m.)**LOCATION ([GOOGLE MAPS LINK](#))**

The property is situated on the west side of Wardour 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.

rib.co.uk

19 Margaret Street, London W1W 8RR

Tel: 020 7637 0821 Email: [info@rib.co.uk](mailto:info@rib.co.uk)



181-185 Wardour Street  
Street  
Fitted Kitchenette



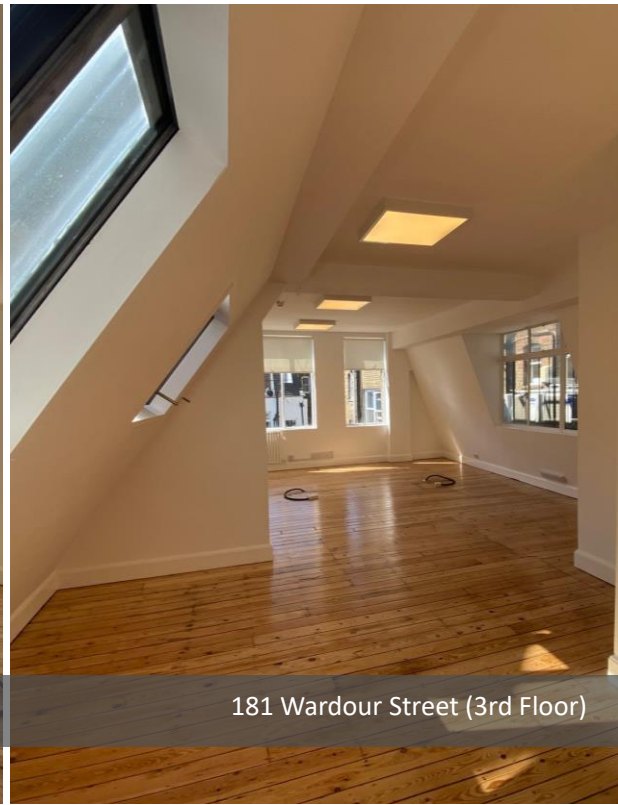
181-185 Wardour Street Main Office Floor



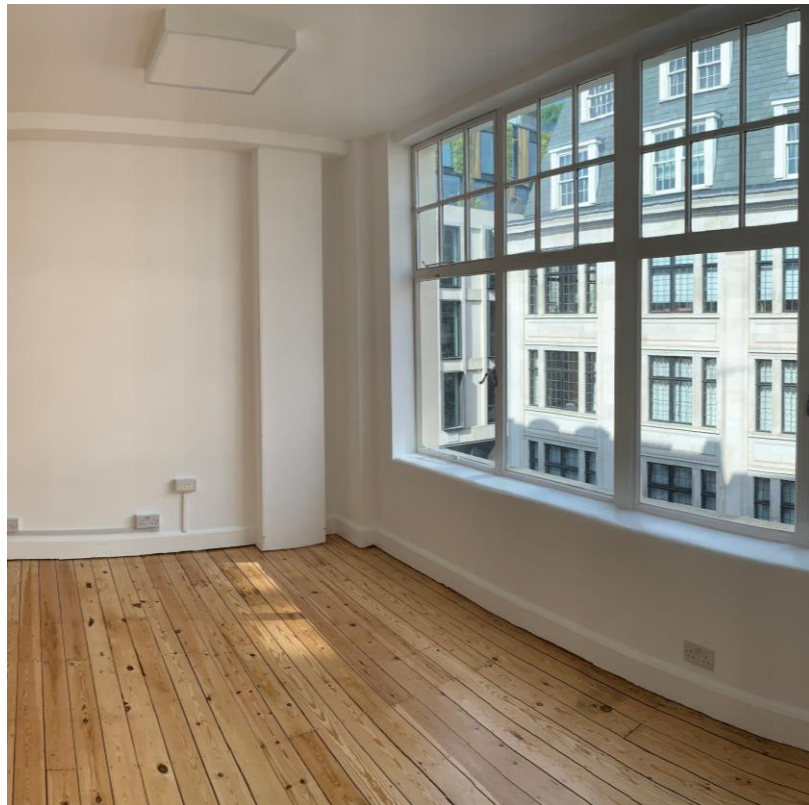
181-185 Wardour Street Main Office Floor



181-185 Wardour Street WC



181 Wardour Street (3rd Floor)



**DESCRIPTION**

The 3<sup>rd</sup> and 4<sup>th</sup> floor offices at 185 Wardour Street can be accessed via a communal stairwell and are linked via an internal staircase as well as a passenger lift. The demise benefits from natural light from 3 sides overlooking Wardour Street and Noel Street, original wood flooring, spot lighting, air conditioning (not tested), entry phone system, kitchen and separate meeting room.

The 3<sup>rd</sup> floor office at 181 Wardour Street can be accessed via a communal stairway off Wardour Street and benefits from excellent natural light from 2 sides, original wood flooring and an entry phone system.

**LEASE**

A new effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant 1954 Act is available direct from the landlord for a term to be agreed.

**FINANCIALS**

Floors	3 <sup>rd</sup> & 4 <sup>th</sup> Floors	3 <sup>rd</sup> Floor	All
Size (sq. ft.)	1,135	773	1,908
Quoting Rent (p.a.) excl.	£70,938	£48,313	£119,250
Estimated Rates Payable (p.a.)	£24,576	£15,968	£40,544
Service Charge (p.a.)	£5,867	£4,470	£10,337
<b>Estimated Occupancy Cost (p. a.)</b>	<b>£101,381</b>	<b>£68,750</b>	<b>£170,131</b>

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

**POSSESSION**

Upon completion.

**LEGAL COSTS**

Each party is to be responsible for their own legal costs.

**EPC**

Available upon request.

**AMENITIES**

- Excellent natural light from two sides
- Original Wooden flooring
- Separate meeting room (no 185)
- Fibre internet connection
- Fitted Kitchenette (no 185)
- Entry Phone System
- Sashed windows
- Air-Conditioning (no 185 - not tested)
- Internal staircase
- Good floor to ceiling height
- Passenger Lift (no 185)

**VIEWINGS:**

Strictly through Robert Irving Burns.

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