

RIB

ROBERT IRVING BURNS

177

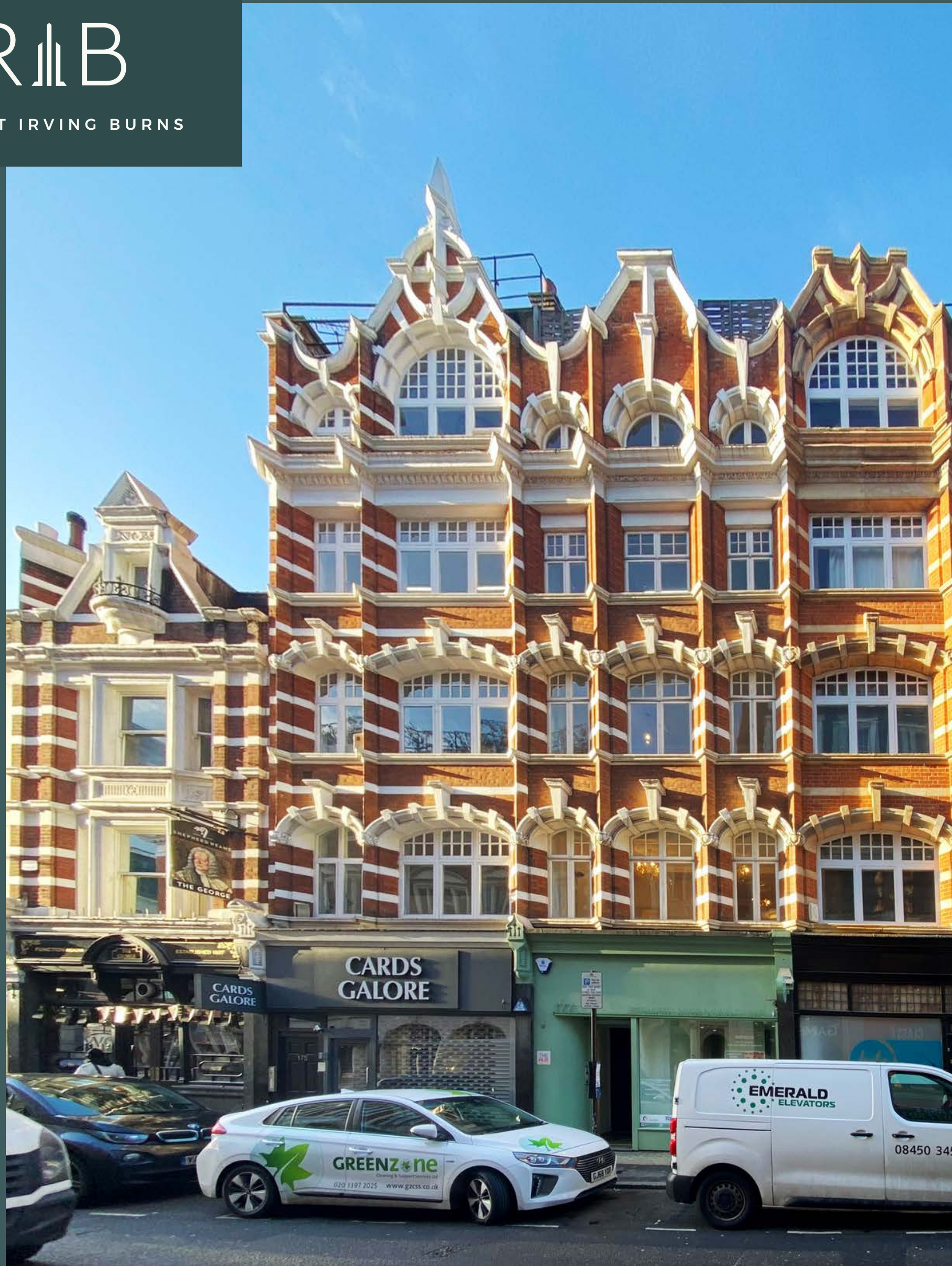
WARDOUR STREET

London, W1F 8W

1st to 4th Floor

RIB

ROBERT IRVING BURNS



177 WARDOUR STREET

SELF-CONTAINED OFFICES WITH ROOF TERRACE

TO LET

1,307 SQ.FT. / 121.42 SQ.M.

177 WARDOUR STREET, LONDON W1F 8WX (1ST TO 4TH FLOOR)

Location



Location

The property is prominently located in the heart of the vibrant Soho, the perfect location for businesses seeking a dynamic and highly-visible setting. With its prime location on one of the most coveted streets in the area, this property offers unparalleled accessibility and is an excellent choice for businesses looking to make a statement in the city.

One of the key benefits of this location is its outstanding transport links. Tottenham Court Road Underground Station (Central and Northern lines) is just a 6-minute walk away, while Oxford Circus Underground Station (Bakerloo, Central, and Victoria lines) is only an 8-minute walk. Piccadilly Circus Underground Station (Bakerloo and Piccadilly lines) is also within easy reach, just a 10-minute walk away. In addition, there are numerous bus routes serving the area, making it easily accessible from all parts of London.

177 WARDOUR STREET

FITZROVIA



RESTAURANTS

1. Honest Burgers
2. Vapiano
3. Sketch
4. Dishoom
5. Rosa's Thai
6. Akoko
7. Arros QD
8. Sucre
9. Flat Iron
10. Berwick St. Market
11. Rita's
12. Miznon
13. Circolo Popolare
14. Mowgli
15. Rudy's Pizza
16. Hakkasan
17. Humble Chicken
18. Burger & Lobster
19. Dean Street Townhouse
20. Bob Bob Ricard

BARS

1. The Wigmore
2. The Clachan
3. Nightjar
4. Cahoots
5. Adam & Eve
6. Punch Room
7. Mimi's Bar
8. Soho House
9. Ronnie Scott's
10. Lina Stores

FITNESS

1. Fitness First
2. Barry's
3. Fitness Lab
4. Lewis Paris Fitness
5. The Gym Group

Description



Description

This self-contained premises is arranged over 1st to 4th floors and has recently been fully refurbished from top to bottom to an excellent standard. The demises benefits from a number of period features whilst also boasting perimeter trunking, LED lighting, refurbished timber flooring and new comfort cooling system.

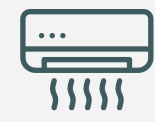
The pièce de résistance is undoubtedly the spacious, private roof terrace offering fantastic view across Soho and a relaxing and secluded spot for occupiers to enjoy.

Whether you're looking to expand your business or establish a new presence in London, this property has plenty to offer to ensure your business can thrive.



4TH FLOOR

Specification



New Comfort Cooling



Large Private Roof Terrace



Self-contained



Internal WC's



New Kitchenette



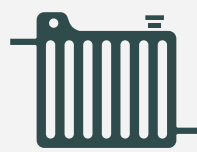
Superb Natural Light



Timber Wooden Flooring



Period Townhouse



Wall mounted radiators



New LED Lighting





177 WARDOUR STREET

Accommodation

Net Internal Area	SQ.FT	SQ.M
First Floor	310	28.8
Second Floor	326	30.3
Third Floor	326	30.3
Fourth Floor	345	32.1
Total	1,307	121.4

Financials

Size (sq.ft)	1,307
Quoting Rent	£84,955
Estimated Rates Payable (p.a.)	£29,067
Service Charge	TBC
Total	£114,022

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

*Please note that the fourth floor of this property was removed from the rating list on 1 May 2018. The provided figure shows the latest available value.

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

TBC.

FLOOR PLANS

Scaled plans available on request.

SERVICE CHARGE

TBC.

CONTACT US

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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.
March 2024