

36 WARDOUR ST, SOHO, W1



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Bright, Fitted, Soho Office Suite  
To Let

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461 sq ft (42.83 sq m)

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## LOCATION

Located in the heart of Soho, Wardour Street is one of the most historic thoroughfares in the West End. Soho is an area with a focus for fabric, fashion and innovative retailers has close proximity to both Oxford Street and Regent Street, allied with the Carnaby Estate, give it unrivalled access to a plethora of bars, shops, café's and other eateries.

Transport links are excellent with Tottenham Court Road (Northern and Central lines), Piccadilly Circus (Bakerloo and Piccadilly lines) and Oxford Circus (Central, Victoria and Bakerloo Lines) underground stations all within easy walking distance of the building.

## ACCOMMODATION

The accommodation boasts and impressive double height vaulted roof space making this space truly unique. It is arranged over the entire 3<sup>rd</sup> floor and benefits from open plan office, fitted meeting room along with a private office and a kitchenette as follows:

**3<sup>rd</sup> floor:**                      461 sq ft                      (42.83 sq m)

## AMENITIES

- Excellent natural light
- Perimeter trunking
- Demised WC
- Impressive vaulted roof space
- Excellent connectivity
- Flexible term
- Fully Fitted

## INCLUSIVE COSTS

RENT	£ 55.00 psf
RATES	£ 19.76 psf
S/C	£ 7.05 psf

**Total Cost pcm:** £ 3,142

## TERM

A new flexible lease is available for a term upon arrangement, directly with the landlord.

## VIEWING

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