PROPERTY PARTICULARS



PROMINENT CORNER OFFICES WITH COMFORT COOLING AVAILABLE

1 WARDOUR STREET, LONDON W1

1,600 SQ FT (148.65 SQ M) APPROX



LOCATION

This building is located on the corner of Wardour Street and Coventry Street with views over world famous Leicester Square. Piccadilly Circus and Leicester Square underground stations are in close proximity and the area is very well served by restaurants, shopping and transport facilities.

DESCRIPTION

The available offices are situated on the third floor and are currently divided by demountable partitioning to form private offices, meeting rooms and a large open plan area together with kitchen facilities which in total extend to approximately 1,600 sq ft (148.65 sq m).

FEATURES

- Comfort cooling
- Automatic passenger lift
- Kitchen / "breakout" area
- Excellent natural light

<u>RENT</u>

£80,000 per annum exclusive (£50.00 per sq ft approx).



A new flexible lease term is offered. The lease excluding the <u>LEASE</u>

Security of Tenure and Compensation provisions of the Landlord

and Tenant Act 1954.

VIEWING By appointment through landlord's sole agents:

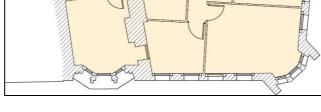
HNG Richard Spencer of Will Gyngell 020 3205 0200



3rd Floor

1 Wardour Street

Not to Scale



Location

1 Wardour Street

