

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

RENT

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

Subject to contract and exclusive of VAT if applicable

Important - Hargreaves Newberry Gyngell Limited (HNG) give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Hargreaves Newberry Gyngell Limited (HNG) has any authority to make or give any representation or warranty whatever in relation to this property.

7-10 Chandos Street
Cavendish Square
London W1G 9DQ
T 020 3205 0200
F 020 3205 0201
info@hng.co.uk
www.hng.co.uk

LEASE

A new flexible lease term is offered. The lease excluding the 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

