

7,080 sq ft Grade A office space in the heart of Soho

76 Wardour Street, W1



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Terms

Lease	Sublease or assignment for a term until Dec 2029 (lease held Inside 1954 Act)
Quoting Rent	£85.00 per sq ft
Business Rates	£28.81 per sq ft
Service Charge	£13.00 per sq ft

Description

76 Wardour Street underwent a comprehensive refurbishment in 2013 and provides Grade A office accommodation with some striking period features.

The building is in the heart of Mayfair on the corner of Wardour Street and Meard Street. Transport links are excellent, with Tottenham Court Road, Oxford Circus and Piccadilly Circus Underground Stations all within 7 minutes' walk.

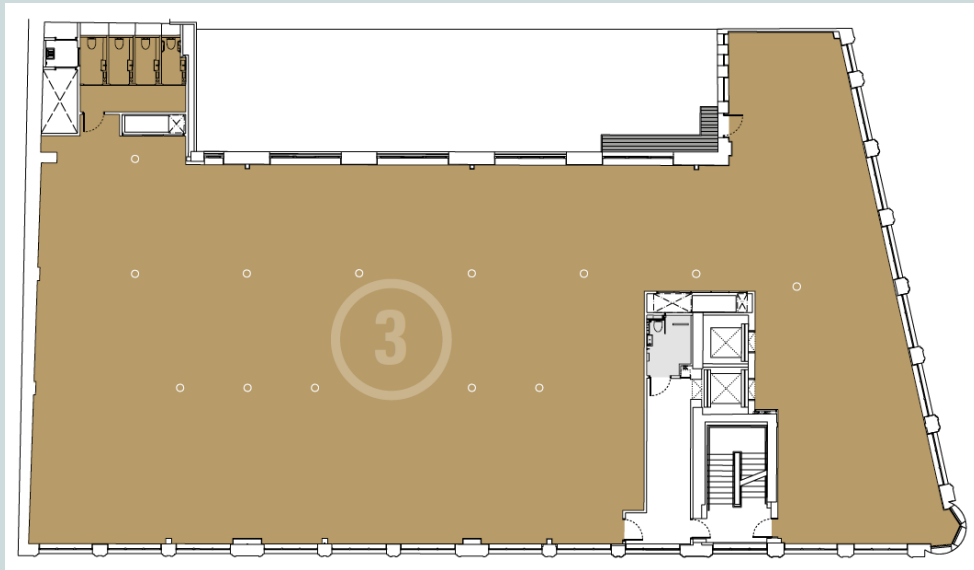
Highlights / Specification

- Comprehensively refurbished in 2013
- BREEAM Rating 'Very Good'
- Existing tenant fit-out in situ (desks and furniture to be removed)
- Underfloor air conditioning
- Fully accessible raised floor (220mm void)
- On-floor shower room
- Private balcony terrace on 3rd floor

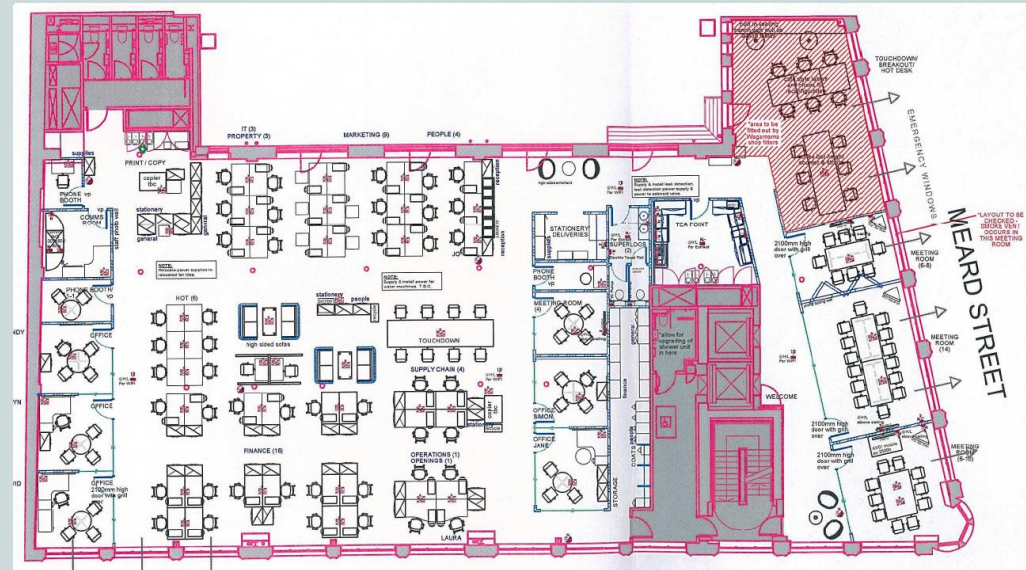
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Schedule of Areas & Floor Plans

Floor	Area (SQ FT)	Area (SQ FT)
3 rd	7,080	657.7



3rd Floor – Clear floor plan



3rd Floor – Existing fit-out
NOTE: desks and furniture will be removed

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Ground floor reception



3rd Floor – Photograph taken prior to tenant fit-out

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