

58
WARDOUR
STREET

1,661 – 6,829 SQ FT



A rare opportunity to acquire workspace in a prime Soho corner aspect building



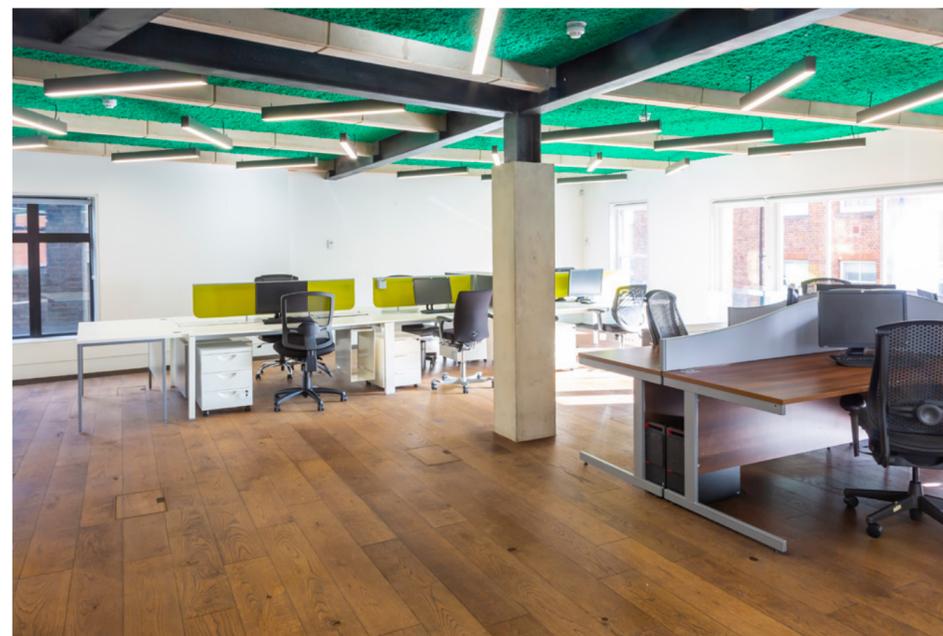
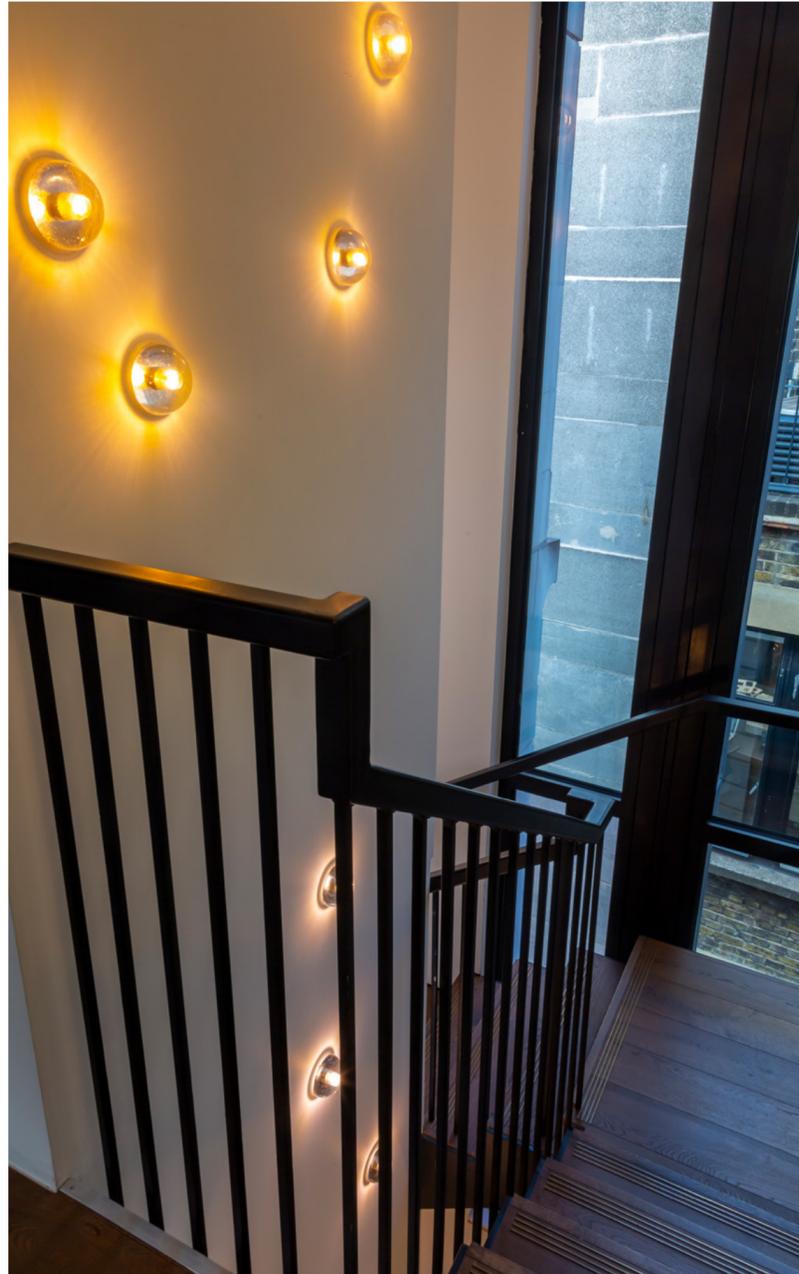


**4 CONTEMPORARY
WORKSPACE FLOORS**

FEATURE CEILING FINISHES

**EXPOSED COLUMNS,
STEELS AND BRICKWORK**

**TIMBER FLOOR WITH UNDER
FLOOR PERIMETER A/C**



 Abundent natural light

 Comprehensively refurbished

 Exposed ceiling detail

 Raised wooden floor

 Under floor perimeter A/C

 2x internal WCs per floor

 Shower facility (2nd floor)

 Kitchenette per floor

 Large kitchen and dining area (3rd floor)

 Passenger lift

 Fully fitted (2nd floor)

 Fully cabled

Floor areas

Floor	sq ft	sq m	Workstations (approx)
4 th Floor	1,759	163.42	10-20
3 rd Floor	1,718	159.61	10-20
2 nd Floor	1,691	157.10	10-18
1 st Floor	1,661	154.31	10-18
Total	6,829	634.43	40-76

Indicative Floor Plan



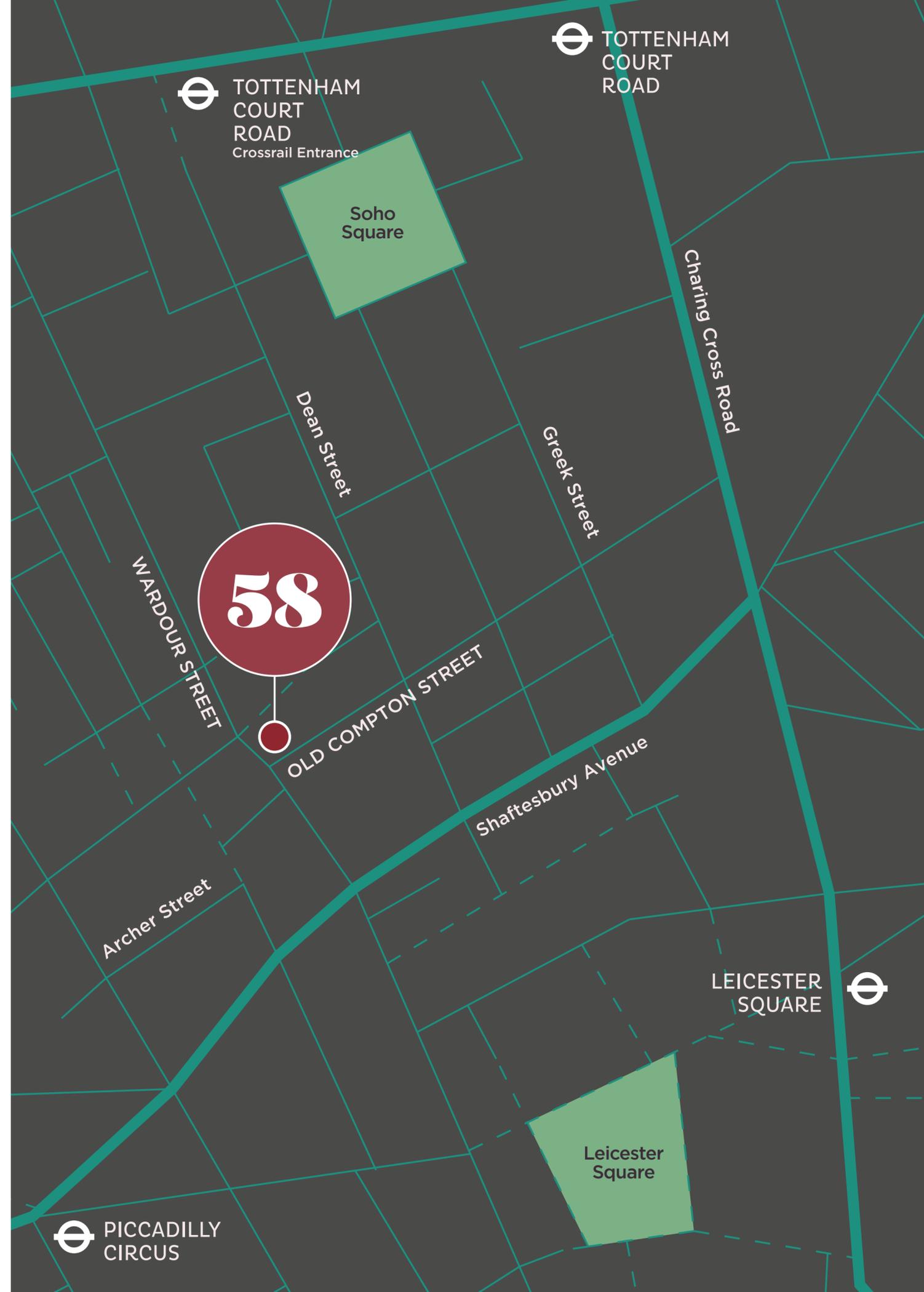
Indicative only. Not to scale.

Location & Connectivity

Conveniently located in fashionable Soho, with a vast array of food and entertainment on its doorstep



-  Piccadilly Circus 5 mins
-  Tottenham Court Road 5 mins
-  Leicester Square 6 mins
-  Oxford Circus 7 mins



Outgoings (psf)

Guide Rent	Business Rates	Service Charge	Total
£82.50 psf	£33.71 approx	£5.30 approx	£121.51

Term

A new lease(s) is available direct from the landlord on terms by arrangement



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