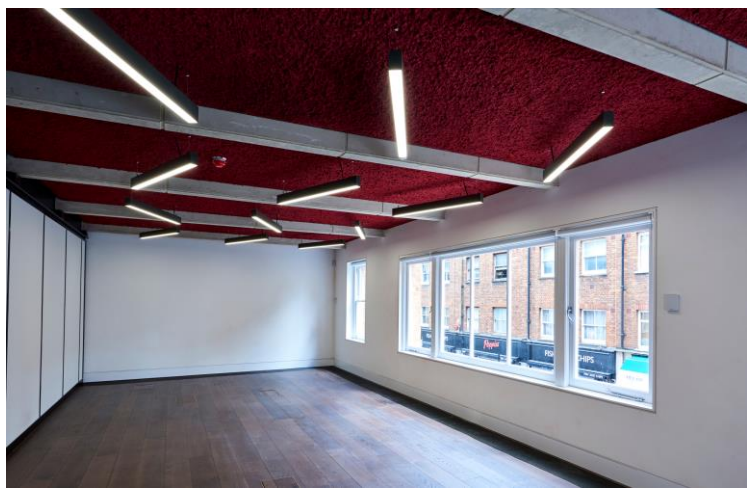
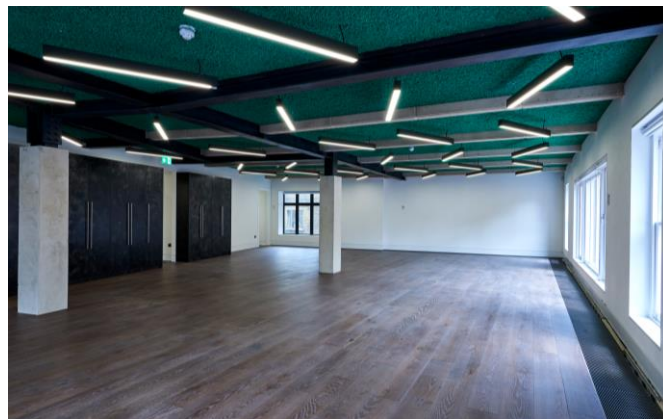
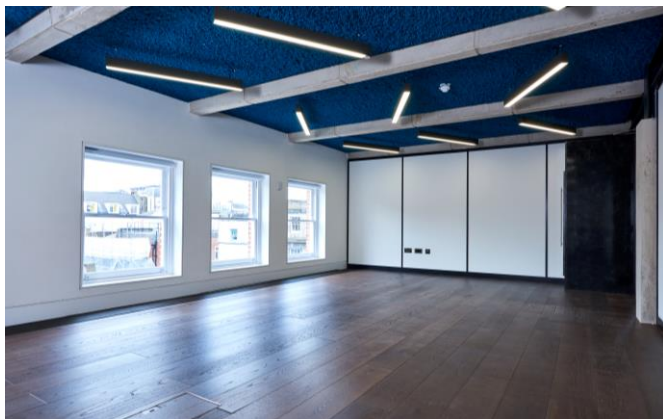




58 WARDOUR STREET, SOHO, LONDON W1D
PRIME SOHO CORNER ASPECT BUILDING
SELF CONTAINED HQ BUILDING OR AVAILABLE FLOOR BY FLOOR
1,661 - 6,829 SQ FT





Location

The property occupies a prominent corner position on Wardour Street, in the heart of Soho.

58 Wardour Street is excellently located within short walking distance of four underground stations Oxford Circus, Tottenham Court Road, Piccadilly Circus and Leicester Square. The surrounding streets offer a variety of excellent local amenities including restaurants, coffee shops, bars and retailers.

Description

58 Wardour Street is a recently refurbished building providing four floors of bright office space. All the building's services were comprehensively refurbished and the space is partially fitted with furniture available upon request.

The floors provide contemporary accommodation with feature ceiling finishes, wood floors and exposed columns, steels and brickwork.

Specification

- Raised wooden floors
- Exposed ceiling finishes
- Underfloor perimeter air conditioning
- Shower facilities on the 2nd floor
- 2 x WCs per floor
- 1 x kitchenette per floor
- 1 x 6 passenger lift

Floor Area

Description	Area (sq ft)	Workstations
Fourth	1,759	10-20
Third	1,718	10-20
Second	1,691	10-18
First	1,661	10-18
Total	6,829	40-76

Term

A new lease is available direct from the landlord.

Rent

POA

Business Rates

£33.71 per sq ft

Service Charge

£5.00 per sq ft

EPC

Available upon request.

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Viewing

By appointment through sole agents Gerald Eve LLP



Conditions under which these particulars are issued

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