

## 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 fourth floor and provides a mix of private offices, meeting rooms and a large open plan area which in total extend to approximately 1,600 sq ft (148.65 sq m).

For more information visit [eddisons.com](http://eddisons.com)  
T: 020 3205 0200

**FEATURES:**

- Comfort cooling
- Automatic passenger lift
- Kitchen / "breakout" area
- Great natural light
- Fibre in the building
- Excellent Transport Links

**RENT:**

£72,000 per annum exclusive (£45.00 per sq ft approx).

**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.

**EPC:**

D-85

**VIEWING:**

By appointment through the landlord's sole agents:-

**Will Gyngell**  
**EDDISONS**  
**07794 358 797**



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**Eddisons**

Subject to contract and exclusive of VAT if applicable

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