

THE WARDOUR, 140 WARDOUR STREET

LONDON, W1F 8ZT



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

The Wardour, 140 Wardour Street is a prominent self-contained building on the eastern side of the street. The available accommodation comprises the entire 2nd floor, measuring 1,228 sq ft. The space has good natural light and is fitted, with a mixture of open plan desking, a 10 person meeting room, a kitchen, and two phone booths. The furniture is currently held under a separate rental contract.

Available on a conventional basis or as a managed solution with WorkPad.

ACCOMMODATION

FLOOR

2nd

AREA

1,228 sq ft

TOTAL

1,228 sq ft

Floor area subject to measurement

LOCATION

The property is located in Soho, and is a short walk from Tottenham Court Road, Oxford Circus, and Piccadilly Circus stations, providing access to the Elizabeth, Northern, Central, Victoria, Bakerloo, and Piccadilly lines.

SPECIFICATION/AMENITIES

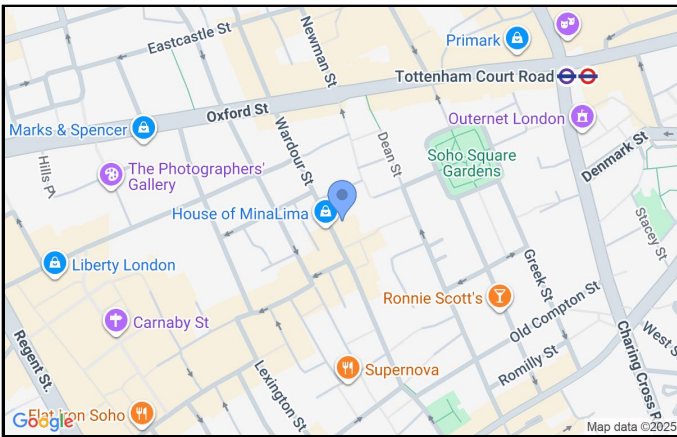
- Air conditioning
- Good natural light
- Passenger lift
- EPC B
- End of trip facilities
- Entry phone system
- BREEAM Outstanding

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TERMS

LEASE

Sublease or Assignment for a term until June 2029 incorporating a tenant only option to determine in June 2027; four months rent free are available in the event that this break clause is not exercised.

RENT

Conventional: £95.00 per sq ft
Managed: £210.00 per sq ft

RATES

£30.90 per sq ft

SERVICE CHARGE

£16.28 per sq ft

VAT

Elected

Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. November 2025

VIEWING

Viewing strictly by prior appointment with the sole agent:

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