



## Office To Let

£107.50 per sq ft Passing rent  
1,228 sq ft

140 Wardour Street, London,  
W1F 8ZT

Fully fitted, furnished creative  
workspace on flexible terms, ideally  
located in the heart of Soho.

- ◆ Fully fitted and furnished
- ◆ Flexible Lease Terms until March 2028
- ◆ Private Terrace
- ◆ BREEAM Outstanding
- ◆ Passenger Lift
- ◆ Cycle facilities, lockers & showers
- ◆ Comprehensive refurbishment in 2024
- ◆ VRF Air Conditioning
- ◆ LED Lighting

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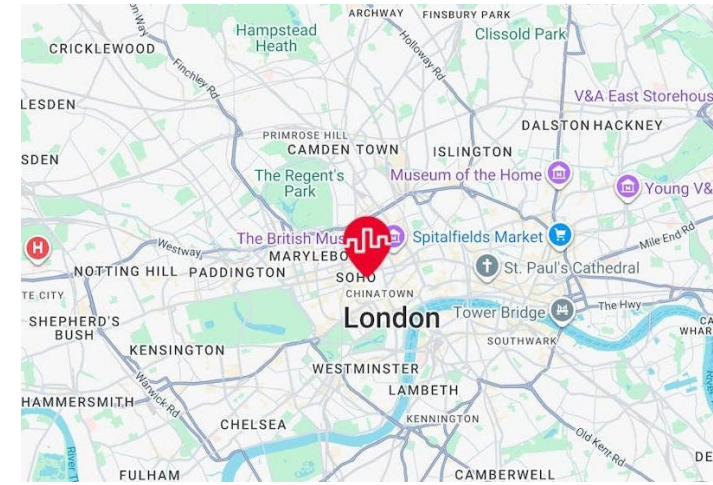
### Summary

- Rent: £107.50 per sq ft Passing rent
- Business rates: £36.71 per sq ft
- Service charge: £17.10 per sq ft
- EPC: B
- Lease: Sublease

### Contact & Viewings

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### Description

The Wardour was originally constructed in the 1930s in an elegant Art Deco style, was comprehensively redeveloped in March 2024 to deliver high-quality, modern workspace. The refurbishment included a remodelled reception, upgraded passenger lift, and best-in-class end-of-journey facilities at lower ground floor level.

The first floor is fully fitted and thoughtfully designed, providing 12 desks (including 8 electronic sit/stand desks), a boardroom, phone booth, and collaborative breakout space. The floor also benefits from a private terrace, offering valuable outdoor amenity.

The building boasts excellent sustainability credentials, achieving BREEAM Outstanding and EPC B. The first floor is available by way of a sublease until March 2028, offering a flexible opportunity within a prime Soho location.

### Location

Soho is one of the West End's most vibrant districts, known for its mix of restaurants, boutique hotels and independent retailers, and as a global hub for the creative arts. Landmarks such as Soho Theatre, Criterion Theatre and Ronnie Scott's Jazz Club reflect its rich cultural heritage.

In the early 20th century, Wardour Street was known as "Film Row" home to over 40 film companies including Wamer Bros, Gainsborough Pictures and Pathé. While it remains culturally significant to the film and entertainment industry, the area has evolved to offer a more contemporary workspace environment.

The arrival of Tottenham Court Road Underground Station and the Elizabeth Line, alongside high-quality office developments, has further enhanced Soho's appeal, positioning it as a strong alternative to Mayfair and St James's for a wide range of occupiers.

### Accommodation

Name	sqft	sqm	Availability
1st	1,228	114.08	Available
Total	1,228	114.08	

