

OFFICE TO LET

195/197 Wardour Street, Soho, London, W1F 8AQ



 **RENT** £100,000 PA / £55 PSF

 **SIZE** 1820 Sq Ft / 169.1 SQM

 **FLOOR(S)** Ground

 **AVAILABLE** Immediately



CONTACT

Elliot Goodman

020 7843 3793

07773 038 190

elliott.g@pearl-coutts.co.uk

- Prominent Wardour Street frontage
- Open-plan ground floor layout
- Excellent footfall location
- Optional basement accommodation
- Prime Soho position
- Shared kitchen and WC facilities
- Good natural light

195/197 Wardour Street, Soho, London, W1F 8AQ

LOCATION

Wardour Street runs through the heart of Soho, connecting Leicester Square with Oxford Street, and is within easy walking distance of Tottenham Court Road, Oxford Circus, Leicester Square and Piccadilly Circus Underground stations.

DESCRIPTION

The property offers approximately 1,820 sq ft of ground floor accommodation, with an additional basement area of approximately 2,150 sq ft available by separate arrangement at an additional cost.

TRANSPORT LINKS

Bus Routes

55, 73, 98, 390, n207, n25, n8

Tottenham Court Road

Elizabeth

Oxford Circus

Bakerloo Central Victoria

Goodge Street

Northern

Covent Garden

Piccadilly

Bond Street

Central Jubilee

Tottenham Court Road

Central Northern

Piccadilly Circus

Bakerloo Piccadilly

Leicester Square

Northern Piccadilly

Bond Street

Elizabeth

AMENITIES

- Entry Phone System
- Passenger Lift
- Smart Common Parts
- Use Class 'E'
- Walking Distance From Tube Station
- WC's

VIEWINGS

Directly through Pearl & Coutts

LEASE TERM

New full repairing and insuring lease available for a term to be agreed.

VAT

This property is subject to VAT.

DATA CONNECTIVITY

Phoneline Broadband - 19.5Mb average. Ultrafast Broadband - up to 330Mb (subject to line check and connection).

EPC

D (76 - 100)

97 : This property

These details were updated on 28/01/2026

195/197 Wardour Street, Soho, London, W1F 8AQ

