



76

WARDOUR STREET
SOHO W1

6,900 SQ FT OF HIGH QUALITY
FULLY FITTED OFFICE SPACE



THE BUILDING

SOHO LANDMARK OFFICE *BUILDING*

76 Wardour Street is a prominent corner building which sits behind an attractive façade in the heart of Soho.

The reception has been exquisitely transformed to provide visitors with a warm welcome.

The first floor has been extensively refurbished providing 6,900 sq ft of fully fitted, plug & play space, finished to a high quality specification.

NEW BOUTIQUE RECEPTION

5
SHERIDANS
-
4
SHERIDANS
-
3
PATTERN
-
2
SHERIDANS
-
1
THOUGHTWORKS
-

THE BUILDING

THE FINER DETAILS

BRAND NEW **FULLY
FITTED** & FURNISHED

RECENTLY REFURBISHED
MANNED RECEPTION

2×
PASSENGER LIFTS



PRIVATE
TERRACE

BREEAM
‘VERY GOOD’

DEMISED WCs
(INCLUDING DDA)

LED LIGHTING &
IEQ SENSORS THROUGHOUT

ALL ELECTRIC UNDERFLOOR
AIR CONDITIONING



SHOWER & BIKE
FACILITIES

THE SPACE

CREATIVE WORKSPACE TO INSPIRE



READY TO GO
FIRST FLOOR

FIRST FLOOR

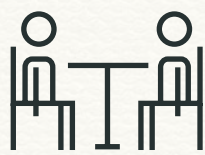
6,900 SQ FT / 641 SQ M



Private Terrace



3 × Phone Booths



4 × Meeting Rooms



66 × Desks



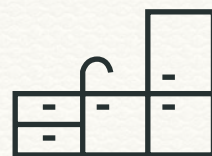
1 × Shower



13 × Bike Racks

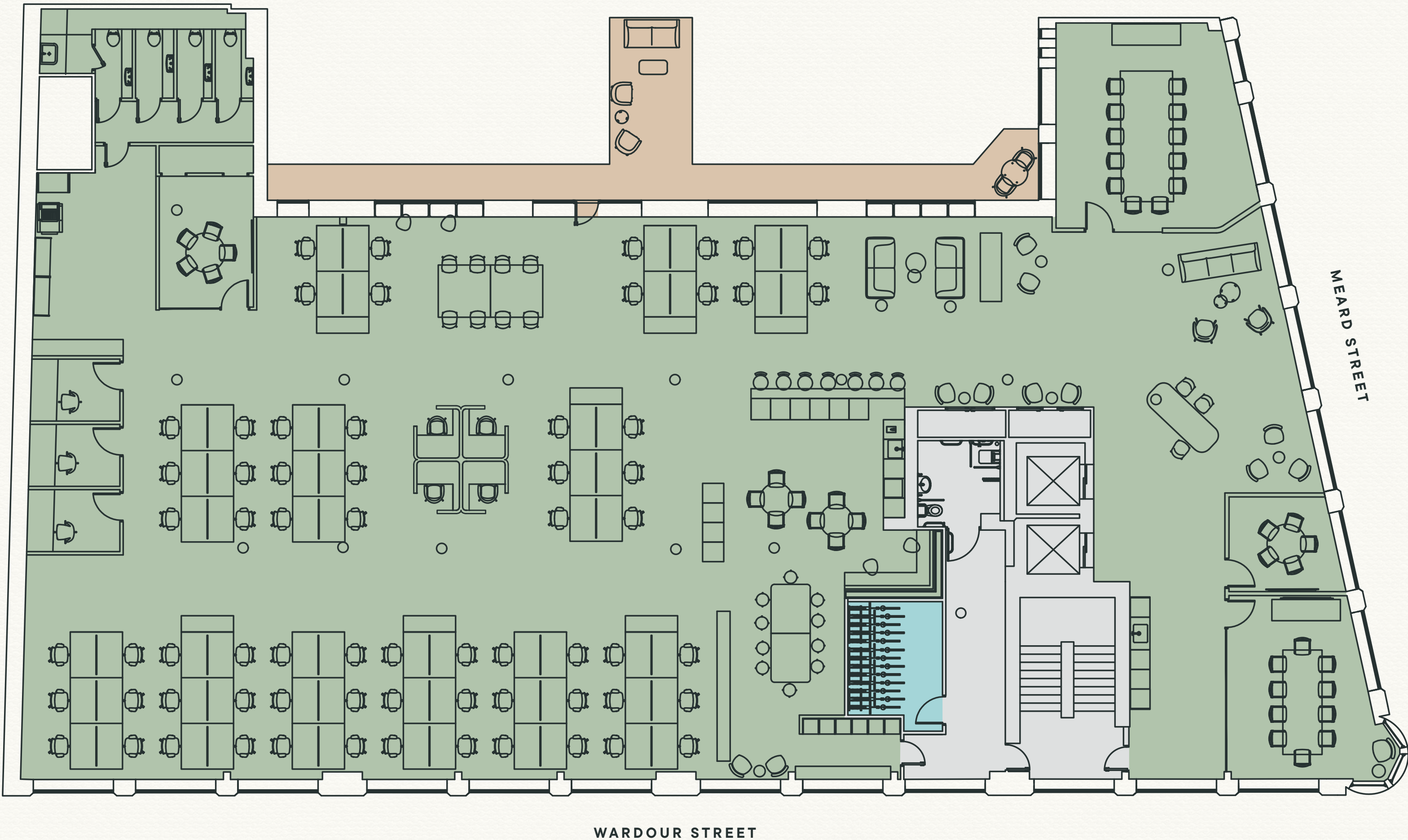


12 × Hot Desks



Kitchen & Breakout Area

For indicative purposes only. Not to scale.
The floor is subject to final measurement.



● Office ● Private terrace ● Bicycle racks ● Core









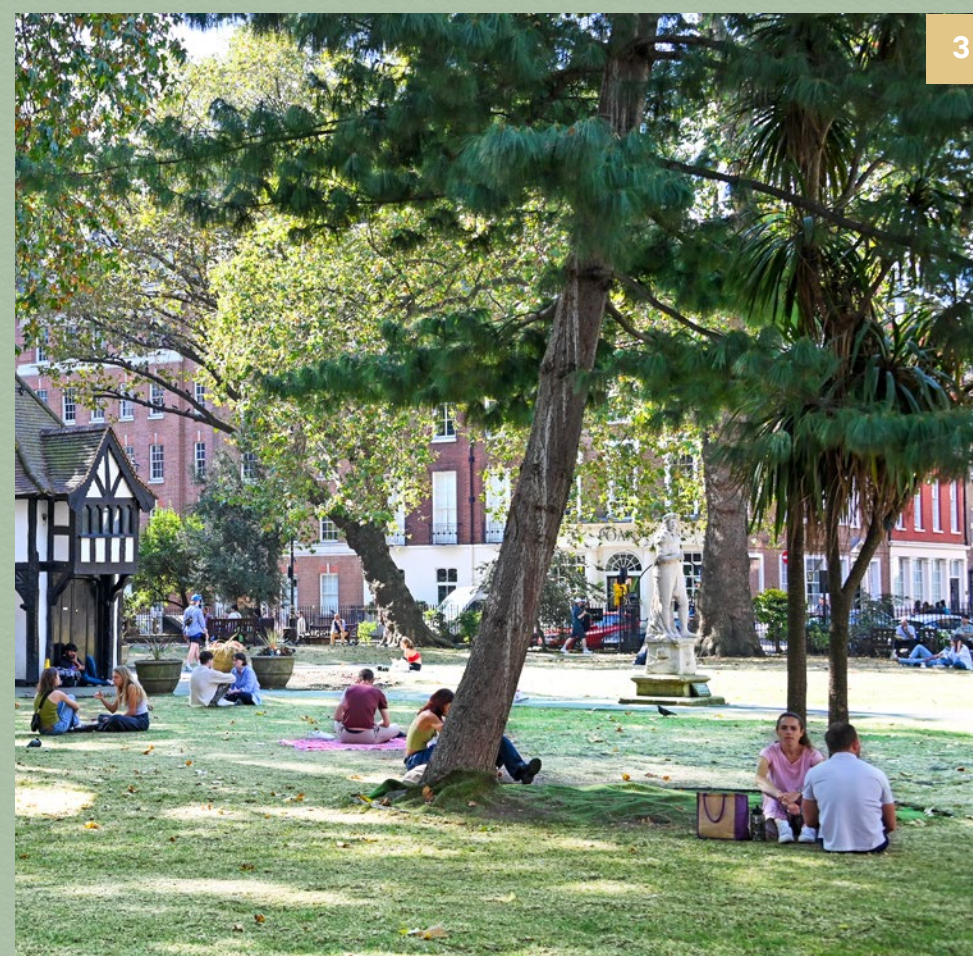
THE LOCATION

EFFORTLESS SOHO STYLE



THE LOCATION

OUTSTANDING PRIME SOHO LOCATION



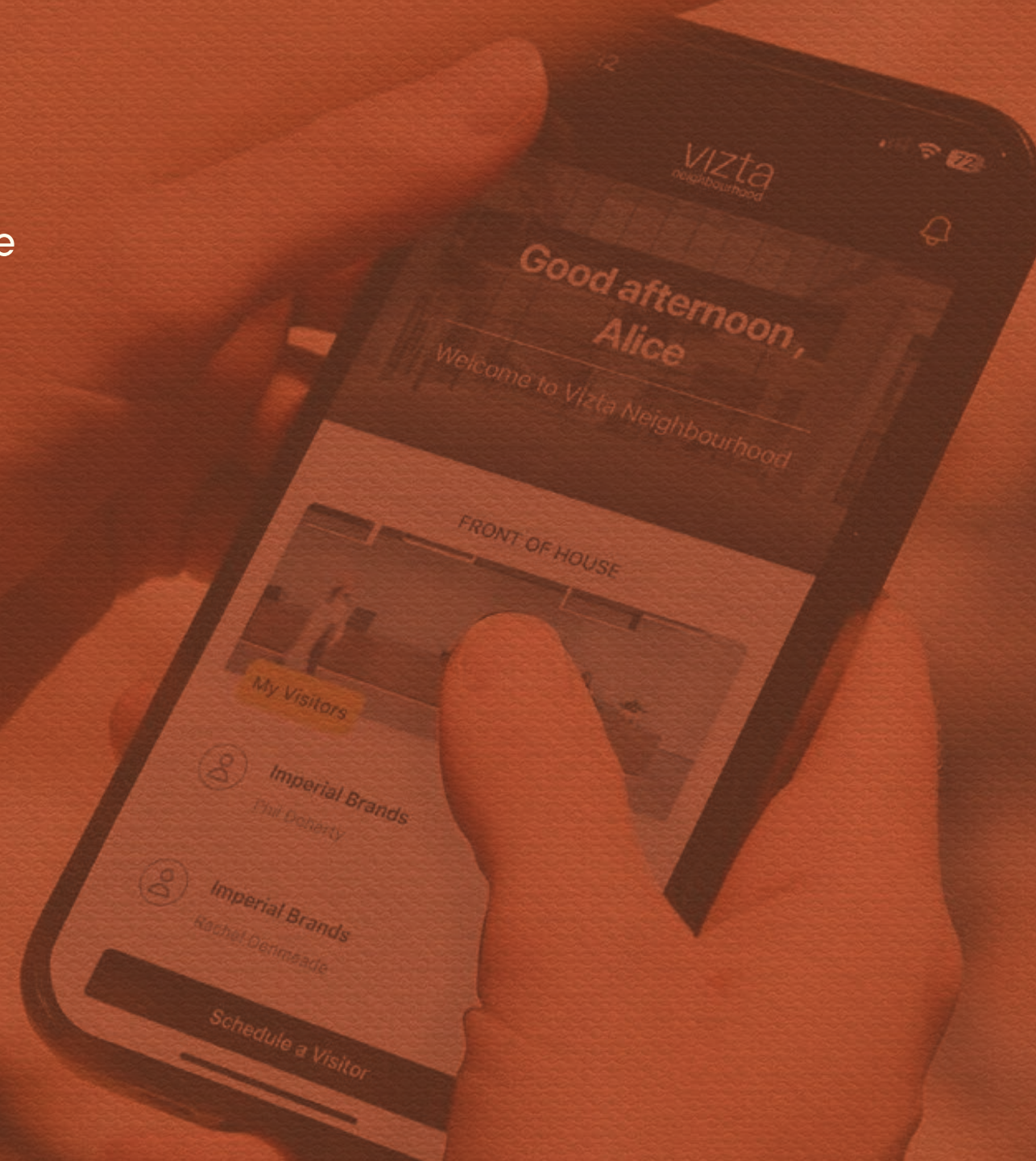
1. Mildreds
2. Dean Street Town House
3. Soho Square
4. Quo Vadis

Soho's social scene is constantly evolving and offers an eclectic mix of Michelin star hotspots to rising street food favourites, new independent boutiques and late night venues.

VIZTA NEIGHBOURHOOD APP

CONNECT TODAY DOWNLOAD NOW

Vizta Neighbourhood is your workplace app, giving you exclusive benefits of being a part of the L&G community. It connects you to local events, social groups, and amenity, helping you engage with your community in new ways. Vizta Neighbourhood makes your workday easier and more connected.



Download on the
App Store or Google Play

ACTIVATE YOUR COMMUNITY

Easily discover what's happening around you. Join social groups, positive impact projects, and local events.

EFFORTLESS VISITOR & DELIVERIES **ACCESS**

Say goodbye to stair climbs – welcome guests and receive deliveries with ease.

ELEVATE SOCIAL IMPACT

Looking to have a positive influence? Participate in social activities, volunteer days and impactful social projects.

LOVE YOUR **NEIGHBOURHOOD**

Enjoy local discounts and book office spaces or meeting rooms nearby that fit your needs.

SUSTAINABLE SPACES

GREENER WORKSPACE



ENSURING OPTIMAL ENVIRONMENTAL QUALITY

Internal Environmental Quality Sensors (IEQ's) are installed in all Capsule Managed suites as a commitment to providing the highest quality environments to our occupiers.

CONTINUOUS AIR QUALITY MONITORING

As part of this a 'Day 1' Air Rated certification will be carried out followed by monthly Air Scores so you can track the environmental quality throughout your occupation.

CURATED SPACES

Our Capsule Managed spaces are carefully curated to include biophilia which is proven to increase air quality alongside the highest quality, and where possible remanufactured furniture to decrease the release of embodied Carbon.

ADDITIONAL BENEFITS

CAPSULE MANAGED

Do you want all the benefits of occupying your own dedicated workspace without the hassle of day-to-day management?

Welcome to Capsule Managed where we will take care of everything for one monthly all-inclusive price. We believe leasing and occupying best in class office space should be straightforward, transparent and easy meaning that you can focus on growing your core business.



RENT



IT



FURNITURE



PLANTS



CLEANING



MAINTENANCE



UTILITIES



DILAPIDATIONS



SERVICE
CHARGE



BUSINESS
RATES



TEA/COFFEE



STAMP DUTY
LAND TAX

76

FURTHER INFORMATION

EDWARD CHARLES
& PARTNERS W 1
CHARTERED SURVEYORS



SEAN CUNNINGHAM

07827 985 858

scunningham@edwardcharles.co.uk

WILLIAM FOSTER

07748 985 951

william.foster@knightfrank.com

ANDREW OKIN

07887 714 491

aokin@edwardcharles.co.uk

FRANCESCA SKINNER

07866 191 140

francesca.skinner@knightfrank.com

CRAIG NORTON

07818 424 764

cnorton@edwardcharles.co.uk

STEVE LYDON

07814 294 333

steve.lydon@knightfrank.com

Misrepresentation Act 1967. Edward Charles & Partners and Knight Frank and their clients give notice that: Edward Charles & Partners and Knight Frank for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. All CGIs are for indicative purposes only. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither Edward Charles & Partners and Knight Frank nor any of its employees has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of VAT.

Designed and produced by Cre8te - 020 3468 5760 - cre8te.london

76WARDOURSTREET.CO.UK