

10 Margaret Street – London – W1W 8RL – T: 020 3755 7640 – [www.mallamlondon.com](http://www.mallamlondon.com)

## Bright Fitted Out Floor in Soho with Great Views



### 7<sup>th</sup> floor, Hammer House, 117 Wardour Street, London W1 – 914 sq ft

- Art Deco entrance hall
- Commissionaire
- Passenger Lift to 6<sup>th</sup> floor
- Great natural light
- Tenant fit out in place
- 14 workstations
- Meeting room
- Kitchen / breakout area
- Comfort Cooling (not tested)
- Trunking with data points and power
- WCs in common parts (being refurbished)

10 Margaret Street – London – W1W 8RL – T: 020 3755 7640 – www.mallamlondon.com

## Location

The property is situated on the west side of Wardour Street in between the junctions of Rupert Street and Broadwick Street. Tottenham Court Road Underground Station (Northern and Central lines) and Piccadilly Underground (Piccadilly and Bakerloo lines) are within close proximity along with the numerous bus routes that run along Oxford Street.

## Description

The available accommodation is fitted out and is situated on the 7<sup>th</sup> floor, which is accessed via a single flight of stairs from the 6<sup>th</sup> floor.

## Amenities

- Commissionaire
- Passenger Lift to 6<sup>th</sup> floor
- Great natural light
- Tenant fit out in place
- 14 workstations
- Meeting room
- Kitchen / breakout area
- Comfort Cooling (not tested)
- Trunking with data points and power
- WCs in common parts (being refurbished)

## Tenure

A sub lease is available to 5<sup>th</sup> July 2023 with a reversionary sub lease to 25<sup>th</sup> June 2025. There is a day one rent review on 6<sup>th</sup> July 2023.

Alternatively, a sub lease can be granted to 5<sup>th</sup> July 2023. All sub leases are drawn outside of the Landlord & Tenant Act 1954.

Enquiries can be made if a new lease is preferred direct from the Landlord.

## Quoting Rent

£67.50psf per annum. Rent is exclusive of VAT and all other outgoings.

## Rates

We're advised that the rateable value is £44,000. However, the incoming tenant is advised to make their own enquiries in this regard.

## Service Charge

TBC

# MALLAM

- PROPERTY ADVISERS -

10 Margaret Street – London – W1W 8RL – T: 020 3755 7640 – [www.mallamlondon.com](http://www.mallamlondon.com)

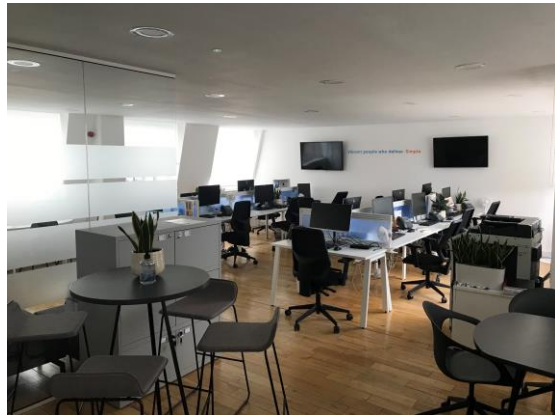
## Legal Costs

Each party is to bear their own legal and professional costs incurred in this transaction.

## Viewing

Through Mallam Advisers – Nigel Wallnöfer (07773 375 718) / Mike MacKeith (07831 361 722)

## Gallery



September 2020