

GPE.
Fully Managed



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141wardour.co.uk

Welcome to 141 Wardour

A SOHO LANDMARK REIMAGINED

LAUNCHING SUMMER 2025

141 Wardour Street,
Soho, W1F 0UT

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Take a tour of 141 Wardour



The story unfolds at 141 Wardour

Step into 141 Wardour and discover a workplace where history meets modernity. This beautifully restored Art Deco building, once home to Warner Brothers, blends its cinematic past with contemporary design. Thoughtfully refurbished, it combines original features like the striking façade and sweeping staircase with contemporary spaces that inspire creativity and collaboration.

With a roof terrace offering panoramic views over Soho, an on-site gym, secure cycle storage, and unique communal areas, 141 Wardour provides the perfect environment for your business to thrive in Soho's creative heart.

Soho, W1

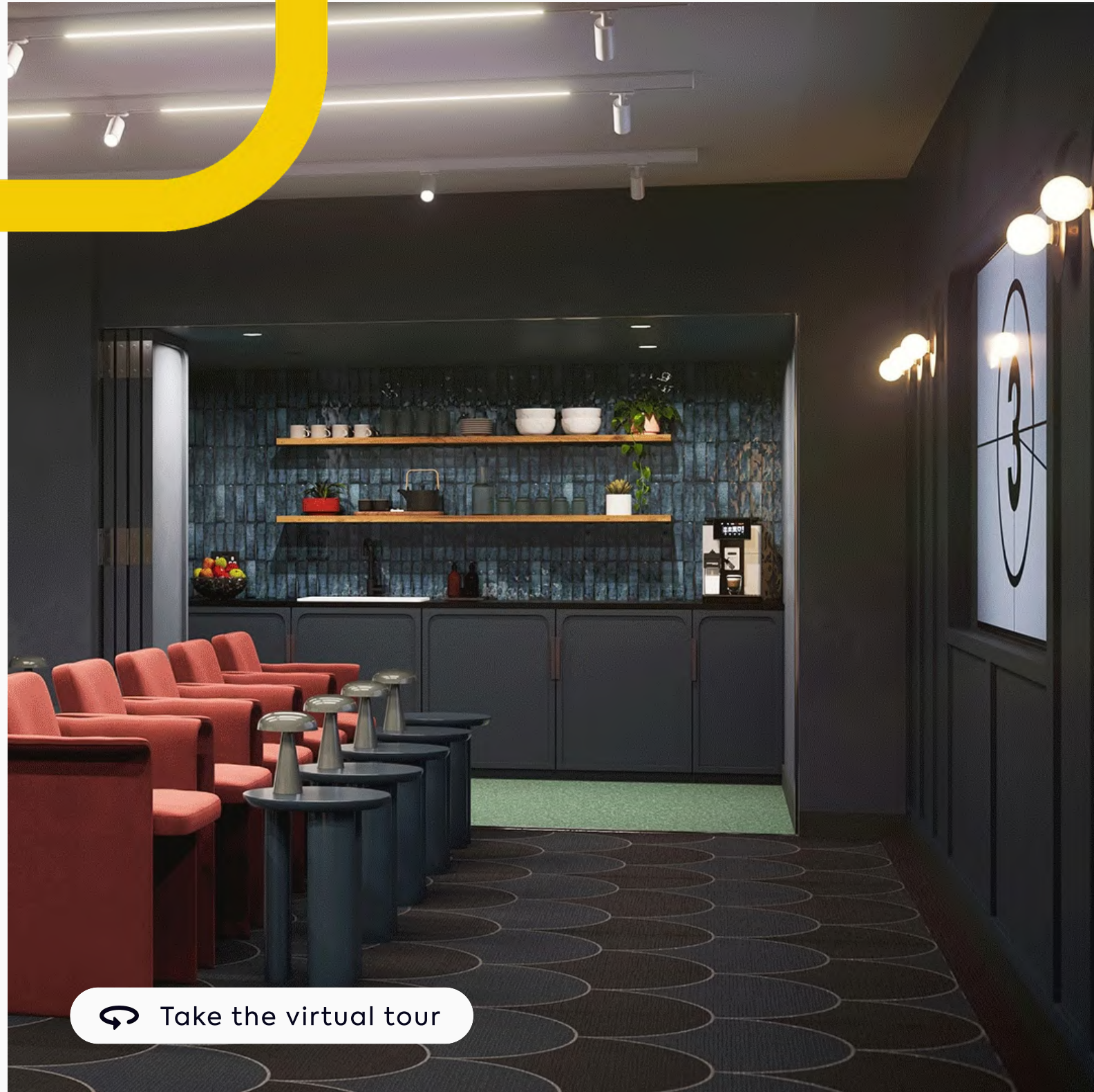
26,458 sq ft

6 floors

Workspaces ranging from
2,300–4,600 sq ft

Providing an array of Fully Managed workspaces tailored for **28 to 70 desks**, each with exclusive on-floor amenities and thoughtfully designed shared areas.





[Take the virtual tour](#)

Key features



Shared lounge
and coffee bar



Roof terrace
with kitchenette



Private terraces
on selected offices



Podcast
recording room



Shared boardroom &
screening room



Biophilia
throughout



Gym



Private kitchens



Phone booths



Changing rooms,
showers and lockers



Breakout spaces



Cycle storage



Outdoor roof terrace



Lounge with coffee bar



Shared boardroom



Wellness amenities

Set the scene for success with this modern workplace



An exceptional amenity-rich environment

141 Wardour is designed for wellness and community. Enjoy an on-site gym, showers, and secure cycle storage for an active lifestyle. The carefully curated Studio 141 includes a boardroom that doubles as a screening room, podcast recording room, and vibrant social areas to inspire connection. With biophilic design, it's a space where productivity, wellbeing, and creativity thrive.



Your roof terrace oasis

Unwind above Soho on our stunning roof terrace, with panoramic city views, lush greenery, and ample seating. Whether you're unwinding, collaborating, or socialising, this serene space offers the perfect escape from the bustle below.



An impressive welcome

From the moment you arrive, 141 Wardour impresses with its striking façade and grand staircase. Inside, a welcoming lounge, relaxation spaces, and a self-serve coffee bar create an atmosphere that inspires and puts you at ease.



A superlative location

Located at the iconic crossroads of Wardour and Broadwick Street, 141 Wardour puts you in the heart of Soho's creative and cultural scene. Surrounded by rich artistic history, top amenities, and excellent transport links, it's the perfect place to connect, collaborate, and thrive.



Expertly designed workspaces

We design timeless, sustainable workspaces that inspire productivity. Our Fully Managed spaces offer flexibility, thoughtful details, and expert craftsmanship—creating the perfect environment for your business to thrive.



High-quality floors & beautiful interiors

Each floor blends sustainability with luxury, featuring premium materials, natural light, Crittall glazing, and warm finishes. Fully contained and beautifully designed, these spaces offer both inspiration and functionality.

Schedule of areas



| FLOOR | SQFT | DESKS | FEATURES |
|--|--------|-------|--|
| 7 - Roof Terrace > | 1,431 | - | Communal outdoor terrace. |
| 6 - Office with private terrace > | 2,368 | 28-36 | 2 meeting rooms, kitchen, multiple breakout areas and a private terrace. |
| 5 - Office with private terrace > | 3,165 | 36-49 | 3 meeting rooms, kitchen, multiple breakout areas and a private terrace. |
| 4 - Office with private terrace > | 3,907 | 46-60 | 3 meeting rooms, kitchen, multiple breakout areas and a private terrace. |
| 3 - Office > | 4,446 | 54-68 | 4 meeting rooms, kitchen, multiple breakout spaces and 2 phone booths. |
| 2 - Office > | 4,585 | 54-70 | 4 meeting rooms, kitchen, multiple breakout spaces and 2 phone booths. |
| 1 - Office > | 4,575 | 54-70 | 4 meeting rooms, kitchen, multiple breakout spaces and 2 phone booths. |
| G - Reception > | 893 | - | Welcoming reception area with communal lounge and coffee bar. |
| LG - Amenity > | 1,088 | - | Shared boardroom/screening room, gym and podcast recording room. |
| TOTAL | 26,458 | 272 | |

Inspiring workspaces with views over vibrant Soho



It's all included in one bill, no hidden extras



6 reasons to choose GPE Fully Managed



1 – Fully Managed and fully yours

Say hello to a furnished workspace that's exclusively yours. Our Fully Managed service is a truly hassle-free experience.

[How we make it hassle-free](#)



2 – All-in-one bill with no hidden extras

Say goodbye to multiple bills. Each month you'll receive one all-inclusive bill from us, and, your bill remains fixed for your contract period.

[See what's included](#)



3 – Relax, you're in safe hands

We've been doing this for a long time. Our in-house experts curate the perfect experience, so you can enjoy market-leading workspaces. We own and manage our buildings, so you'll always deal directly with us.

[Learn more about us](#)



4 – Plug in and go – your tech's all sorted

You get safe, secure and ultra-fast wireless connectivity so you can work seamlessly from day one, with IT help on-hand. Everyone gets access to sesame™, your award-winning workspace app.

[Head over to the tech](#)



5 – Working towards a better world

We're committed to becoming a net zero carbon business by 2040, sourcing 100% renewable energy and maximising material reuse. We'll also work with you to reduce your carbon footprint, creating sustainable spaces where your business can thrive.

[How we're reducing our impact](#)



6 – Exceptional service as standard

Your people are our priority. It's why we've developed our customer promise – the values by which we operate – so we can deliver you a great experience.

Exceptional service as standard



Everything taken care of

Our welcoming customer management team will ensure a hassle-free experience for you and your employees. Let our team take care of everything so you can focus on running your business.



Building management



Community management



Statutory compliance



Food & Beverage



24/7 Helpdesk



Health & safety



Maintenance



Access & visitor management



Events

Purposeful partnerships

We're passionate about working closely with our thriving local communities, supporting local businesses and social enterprises. By choosing a Fully Managed workspace, you help these fantastic businesses every day.





A timeless workplace
that inspires creativity

Private meeting rooms designed for focus and connection



Sustainability is at the core of everything we do

Preserving the past, building for the future – 141 Wardour retains the stunning Art Deco character of this Soho building while including sustainable features that focus on energy, efficiency, wellbeing, and supporting the circular economy.



Shaping a greener future through smarter energy use.

- Designed to maximise energy performance, integrating modern M&E alternatives.
- Eliminates the use of fossil fuels and optimises roof space for solar panels and green outdoor areas.
- EPC rating of B and a BREEAM 'Excellent' certification for a reduced carbon footprint and a more sustainable work environment.



Designed with wellbeing in mind.

- Green roof terrace that delivered a biodiversity net gain of 100%.
- Biophilic design connects indoor spaces with nature.
- On-site gym to support a healthy and active lifestyle.
- Inclusive design with step-free access, clear signage, and automated systems.



Less waste, more impact.

- Thoughtful fit-out reduces waste and maximises material reuse.
- Incorporates recycled furniture for a lower carbon footprint.



At GPE, we are:

Integrating climate resilience across our business.

- Creating more green space.
- Creating adaptable, future-proof buildings.

Putting health and wellbeing front and centre.

- Wellbeing features integrated into the design of our spaces including air quality performance monitoring.
- Creating inclusive spaces and running wellbeing events.

Decarbonising our business to become net zero by 2040.

- Using 100% renewable energy.
- Low carbon by design, including using preloved materials and furniture.

Creating a lasting positive social impact in our communities.

- Supporting social enterprises and charities.
- Supporting local employment and apprenticeships.



Your calming oasis in
the heart of Soho

CGIs indicative only and may be subject to change.





Floorplans

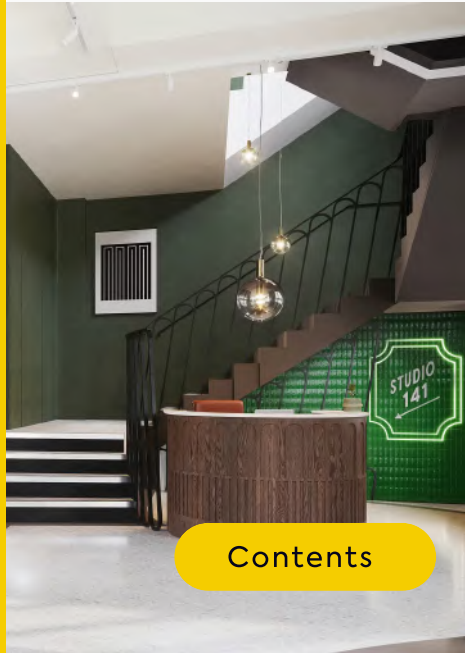
6 workspaces available



Ground floor

Enjoy an impactful arrival experience, with dedicated Front of House delivering a warm welcome. The beautifully designed lounge offers a versatile space for every occasion. Whether hosting impromptu meetings, enjoying social moments, or taking a break for leisure, this thoughtfully curated area provides the perfect setting.

-  Coffee bar
-  Reception area
-  Lounge area
-  Kitchenette



Relaxing atmosphere

With a stylish self-serve coffee bar at its heart, it's a space designed to energise, connect, and inspire.

141 Wardour

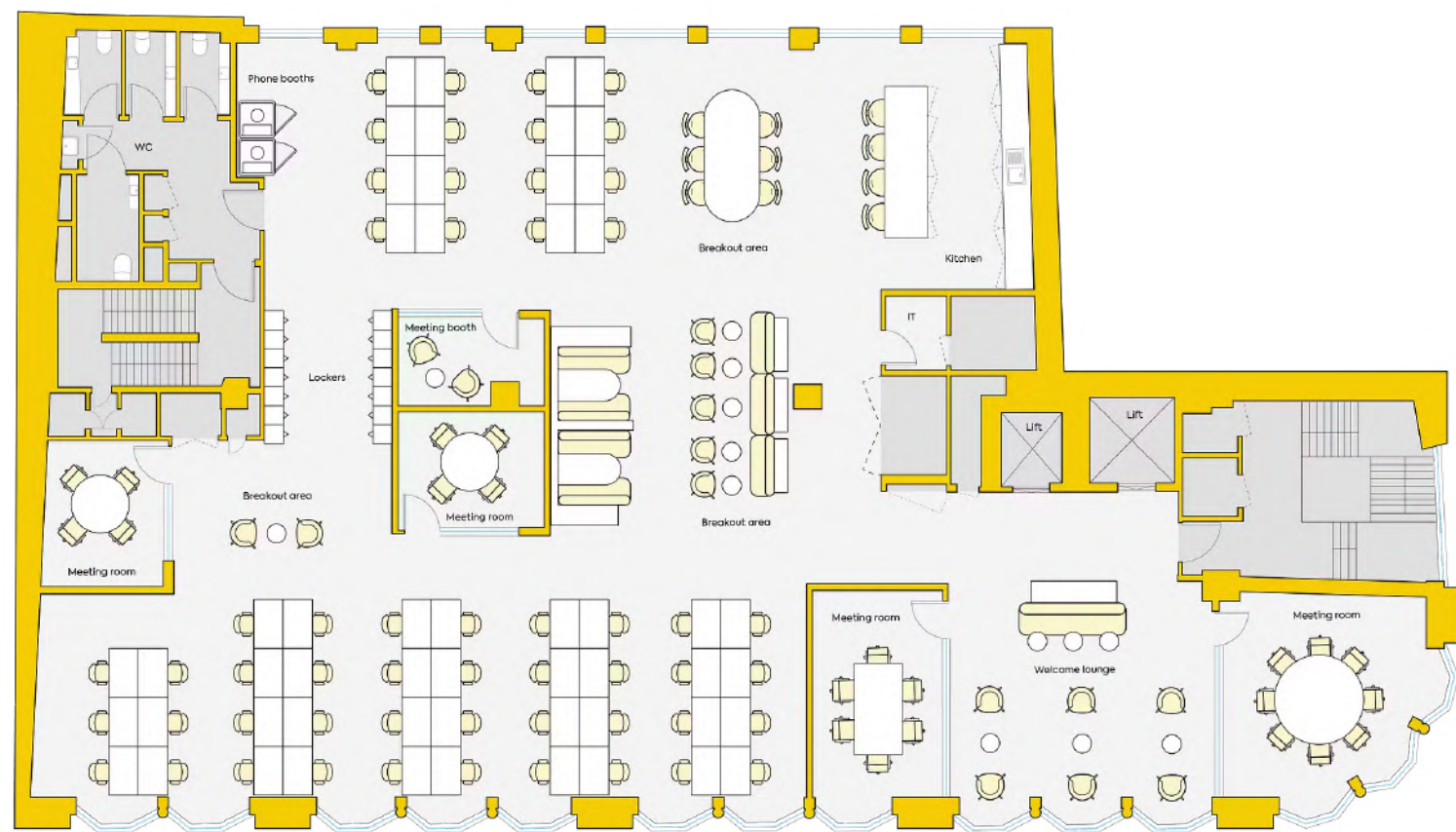
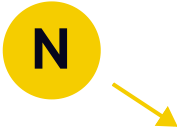





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**A stylish self-serve coffee
bar and welcome lounge**

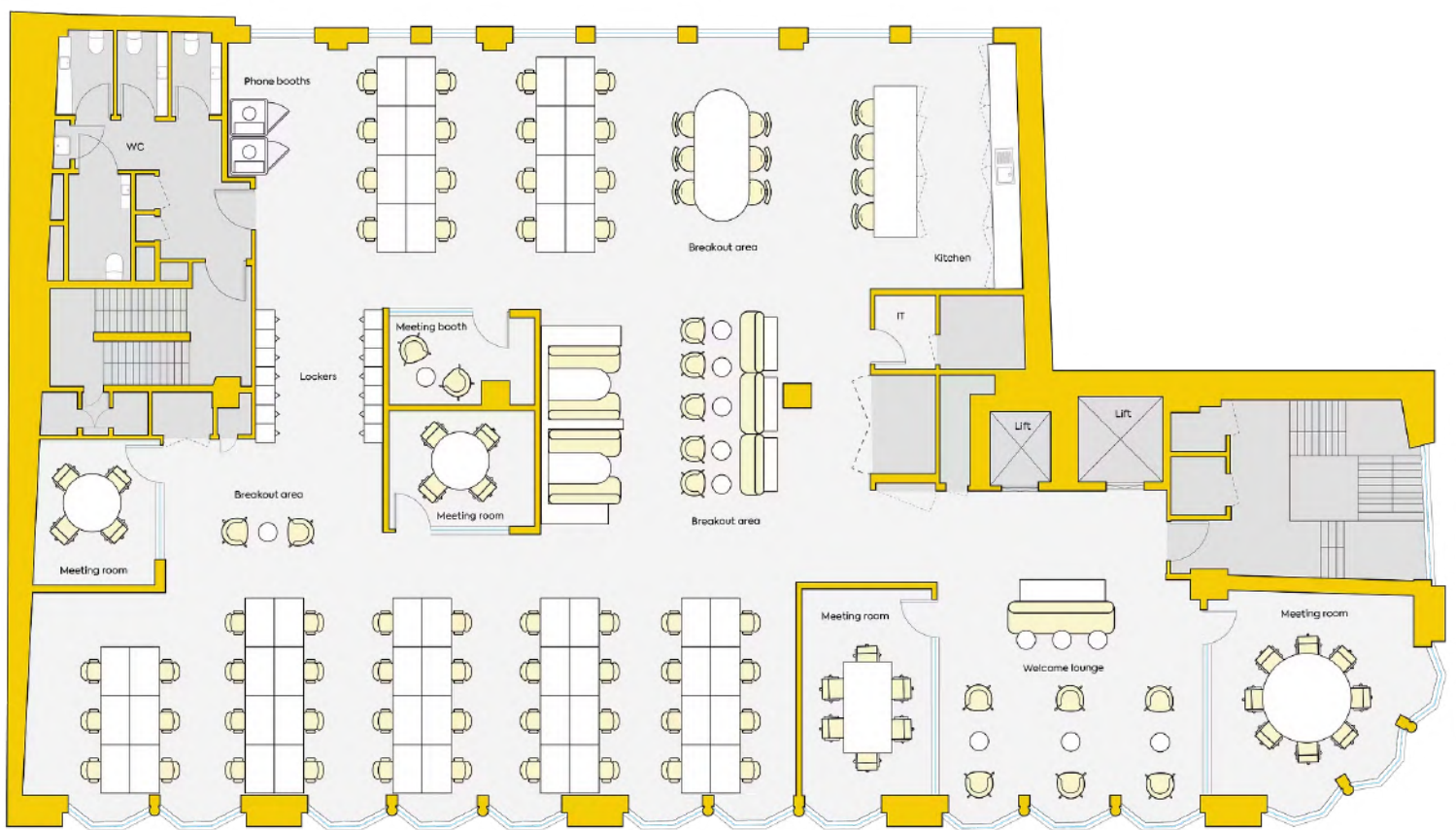
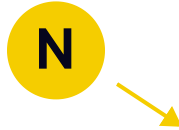
1st Floor



-  4,575 sq ft
-  54 desks
-  70 max occupancy
-  4 meeting rooms
-  Kitchen
-  Breakout areas
-  Meeting booth
-  2 phone booths
-  Coffee machine

[View/download 2D floorplan](#)

2nd Floor



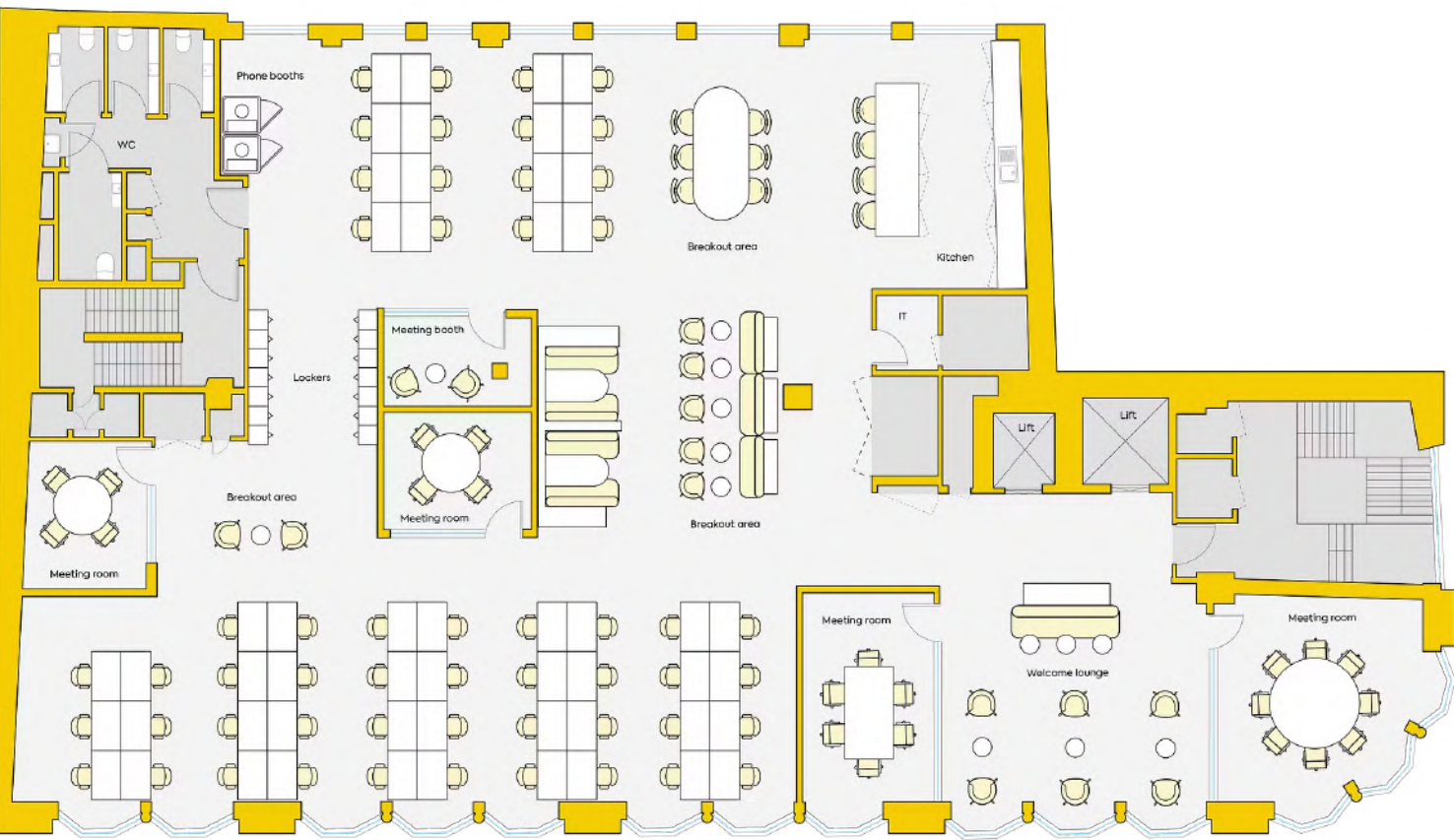
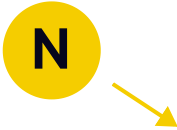
-  4,585 sq ft
-  54 desks
-  70 max occupancy
-  4 meeting rooms
-  Kitchen
-  Breakout areas
-  Meeting booth
-  2 phone booths
-  Coffee machine

[View/download 2D floorplan](#)

Carefully curated areas for collaboration



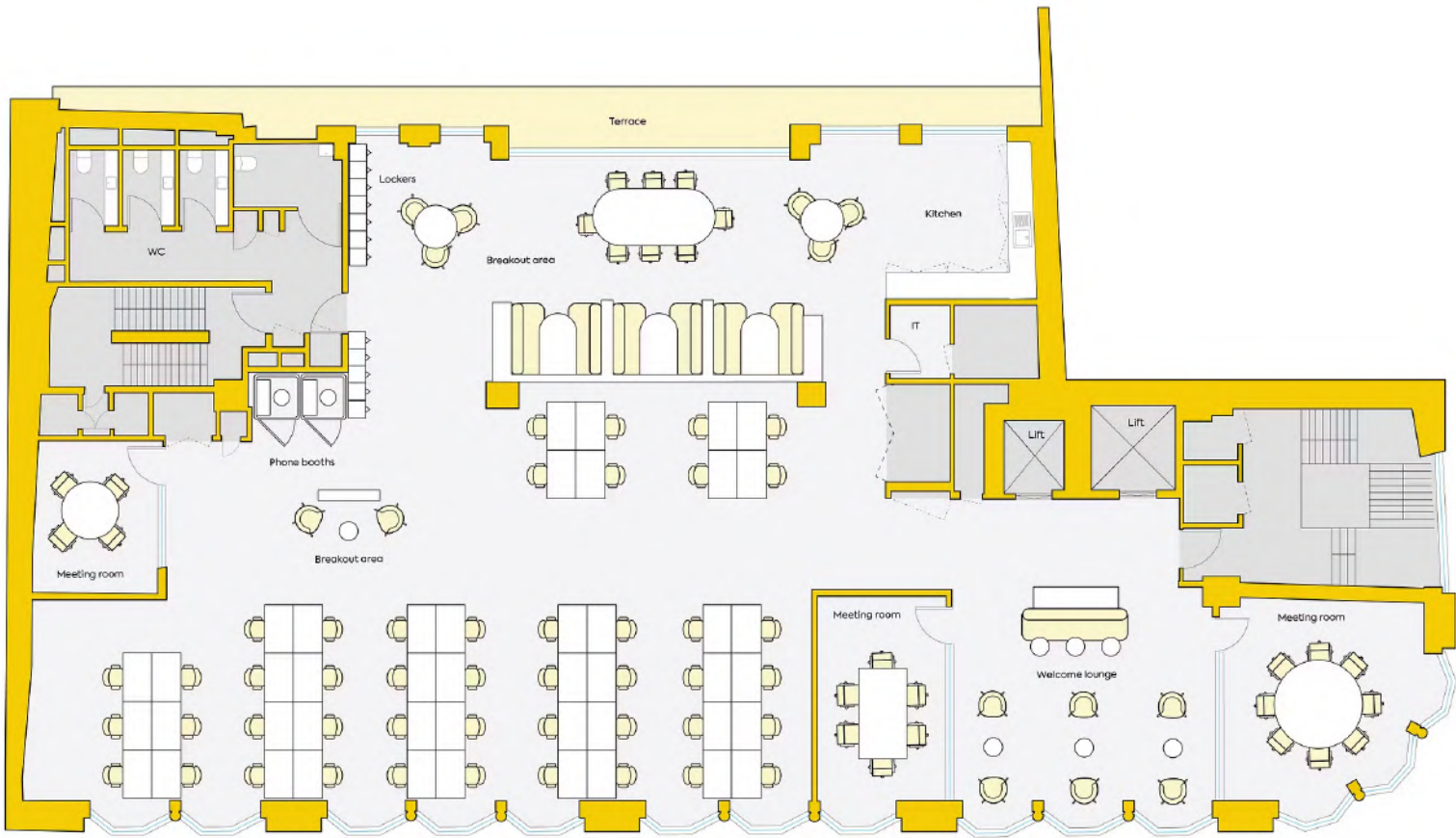
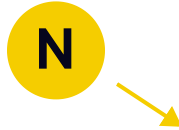
3rd Floor



- 4,446 sq ft
- 54 desks
- 68 max occupancy
- 4 meeting rooms
- Kitchen
- Breakout areas
- Meeting booth
- 2 phone booths
- Coffee machine

[View/download 2D floorplan](#)

4th Floor



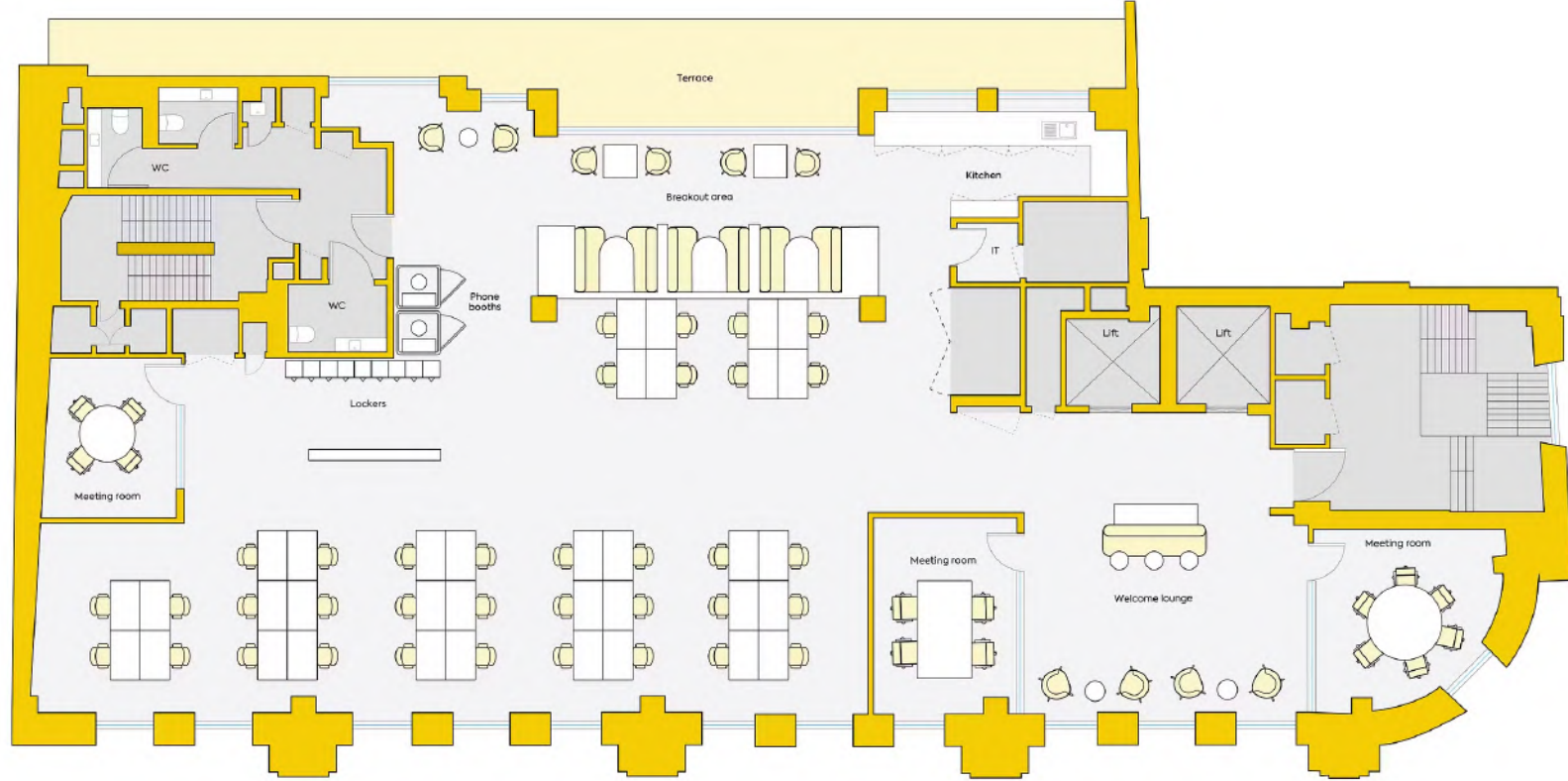
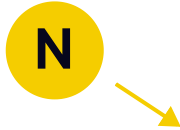
- 3,907 sq ft
- 46 desks
- 60 max occupancy
- 3 meeting rooms
- Kitchen
- Breakout areas
- Private terrace
- 2 phone booths
- Coffee machine

[View/download 2D floorplan](#)

A modern interior space, likely a lounge or kitchen area, featuring large windows on the left side that provide abundant natural light. The room is furnished with several green armchairs and small round tables. A kitchen area is visible on the right, equipped with white cabinetry, a countertop, and a sink. The ceiling has exposed ductwork and modern lighting fixtures, including pendant lamps. The floor is made of light-colored wood. The overall atmosphere is bright and contemporary.

Abundant natural light,
tactile finishes and
feature lighting

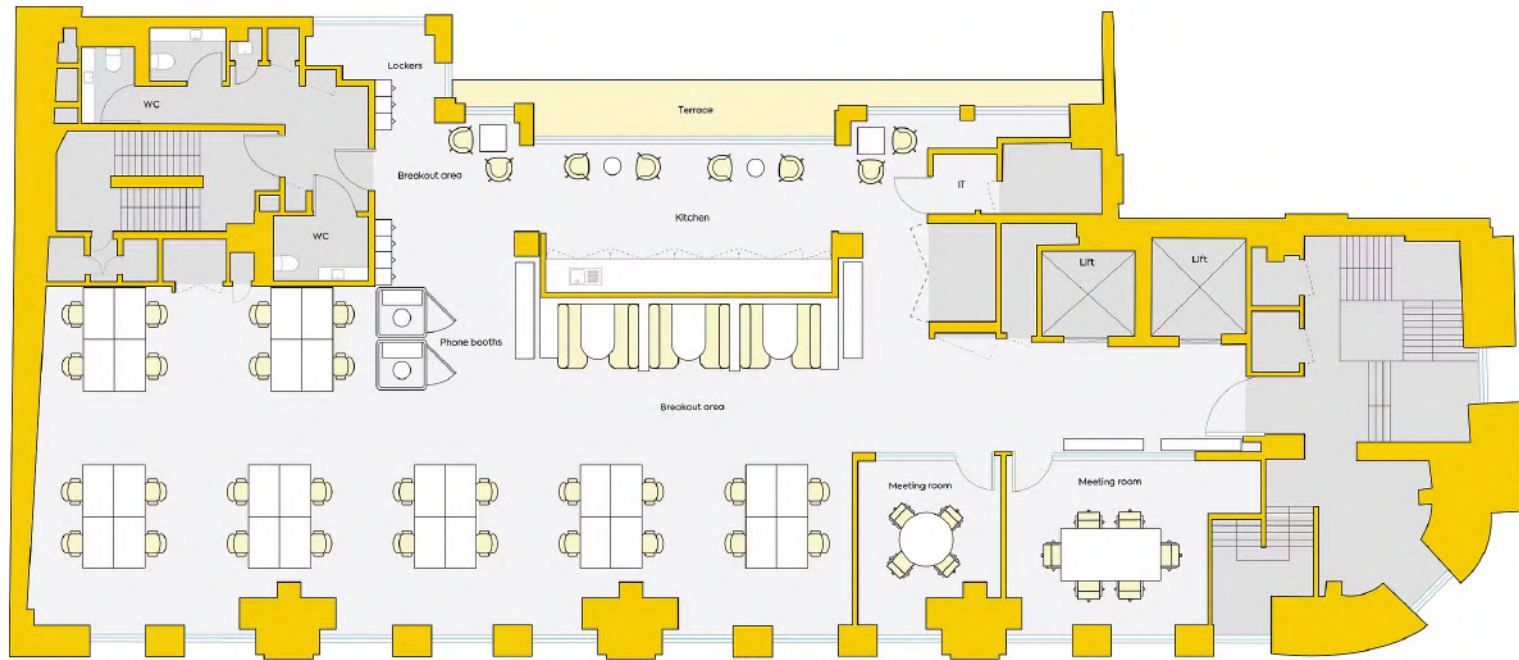
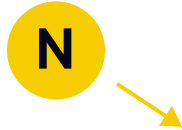
5th Floor



- 3,165 sq ft
- 36 desks
- 49 max occupancy
- 3 meeting rooms
- Kitchen
- Breakout areas
- Private terrace
- 2 phone booths
- Coffee machine

[View/download 2D floorplan](#)

6th Floor



- 2,368 sq ft
- 28 desks
- 36 max occupancy
- 2 meeting rooms
- Kitchen
- Breakout areas
- Private terrace
- 2 phone booths
- Coffee machine


[View/download 2D floorplan](#)

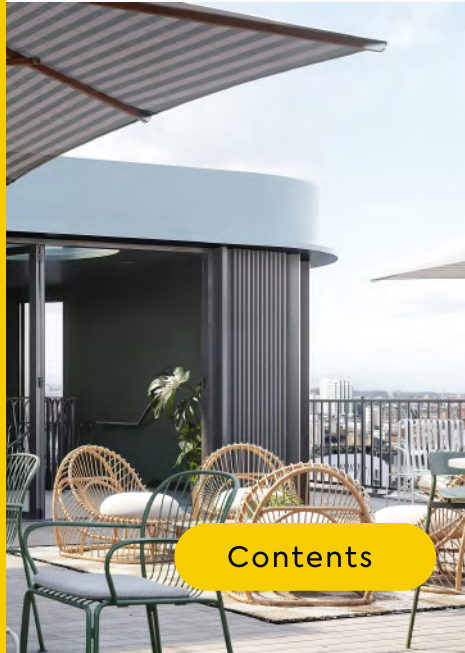
Set the scene for success with this modern workplace



Roof terrace

The roof terrace at 141 Wardour offers a breathtaking escape above the hustle and bustle of Soho. Beautifully landscaped with lush planting, it creates an urban oasis. Equipped with a kitchenette, this stunning outdoor space features seating areas perfect for al fresco working, enjoying a lunch break, or simply unwinding in the fresh air.

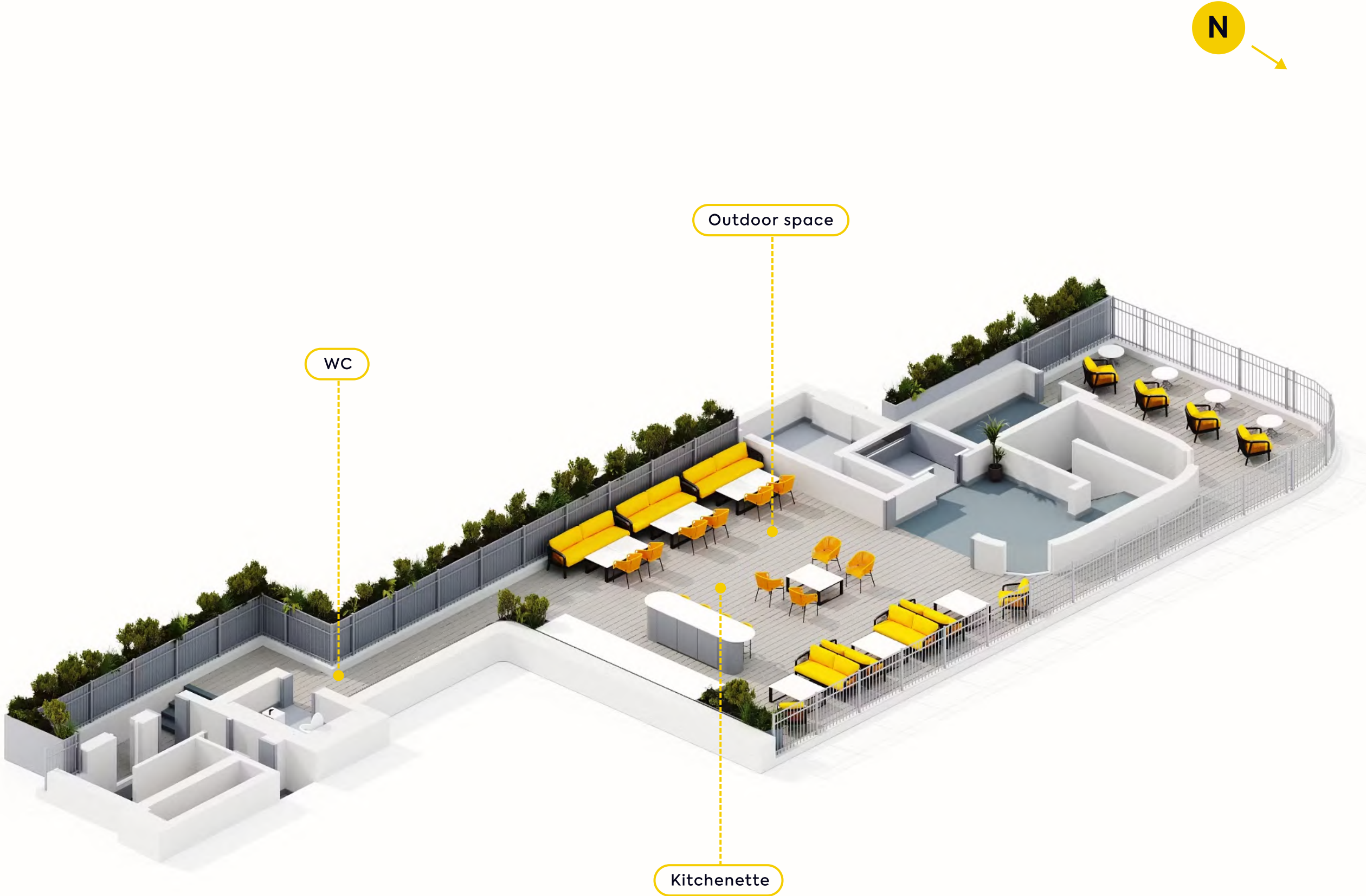
-  Kitchenette
-  Breakout space
-  Biophilia throughout
-  Event space



Exceptional views

With panoramic views of the vibrant neighbourhood, it's the ideal spot to recharge, connect with nature and find inspiration for increased productivity.

141 Wardour





Escape the hustle, embrace the views


CGIs indicative only and may be subject to change.


Studio 141


Lower Ground Floor


Studio 141 is designed with wellness and functionality in mind. Featuring a gym, cycle storage, showers, and changing facilities to make your commute or daily workout that little bit easier.


You'll also have access to a flexible boardroom that doubles as a screening room, a modern kitchen area, and a podcast recording room.


- 

Cycle storage
- 

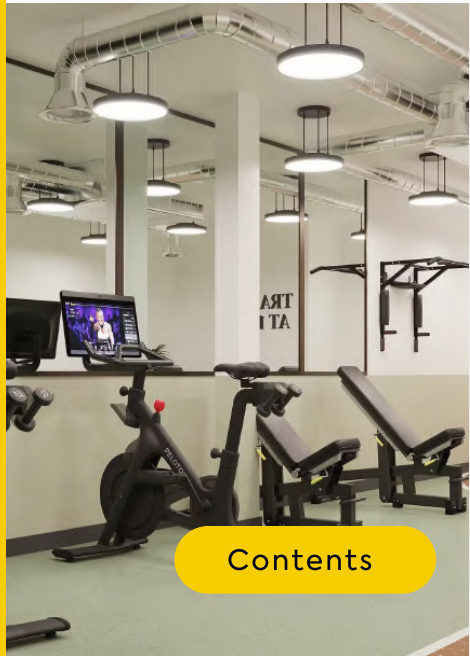
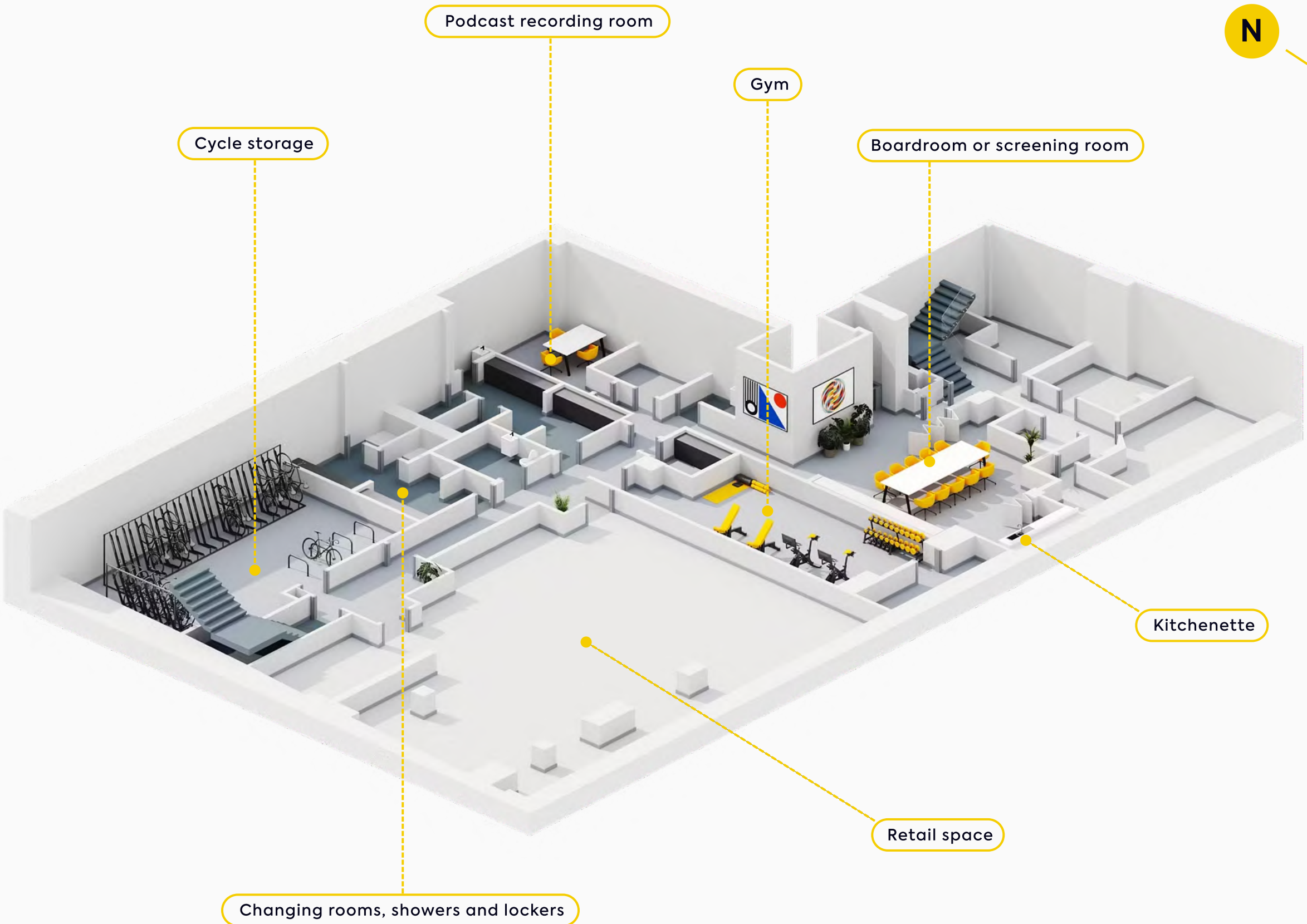
Gym
- 

Changing rooms, showers and lockers
- 

Kitchenette
- 

Shared boardroom & screening room
- 

Podcast recording room



Contents

Multi-functional space

A dynamic hub for collaboration, fitness, and productivity, tailored to meet the needs of today's professionals.

141 Wardour



**An iconic workplace
with cinematic legacy**

Harmonising history with modernity

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Getting around

Situated in the heart of Soho, 141 Wardour Street offers unbeatable connectivity, with multiple major transport links just a short walk away. With key Underground stations on your doorstep, commuting and navigating the city is effortless.

 Walking Distance

Tottenham Court Road
6 mins



Piccadilly Circus
7 mins

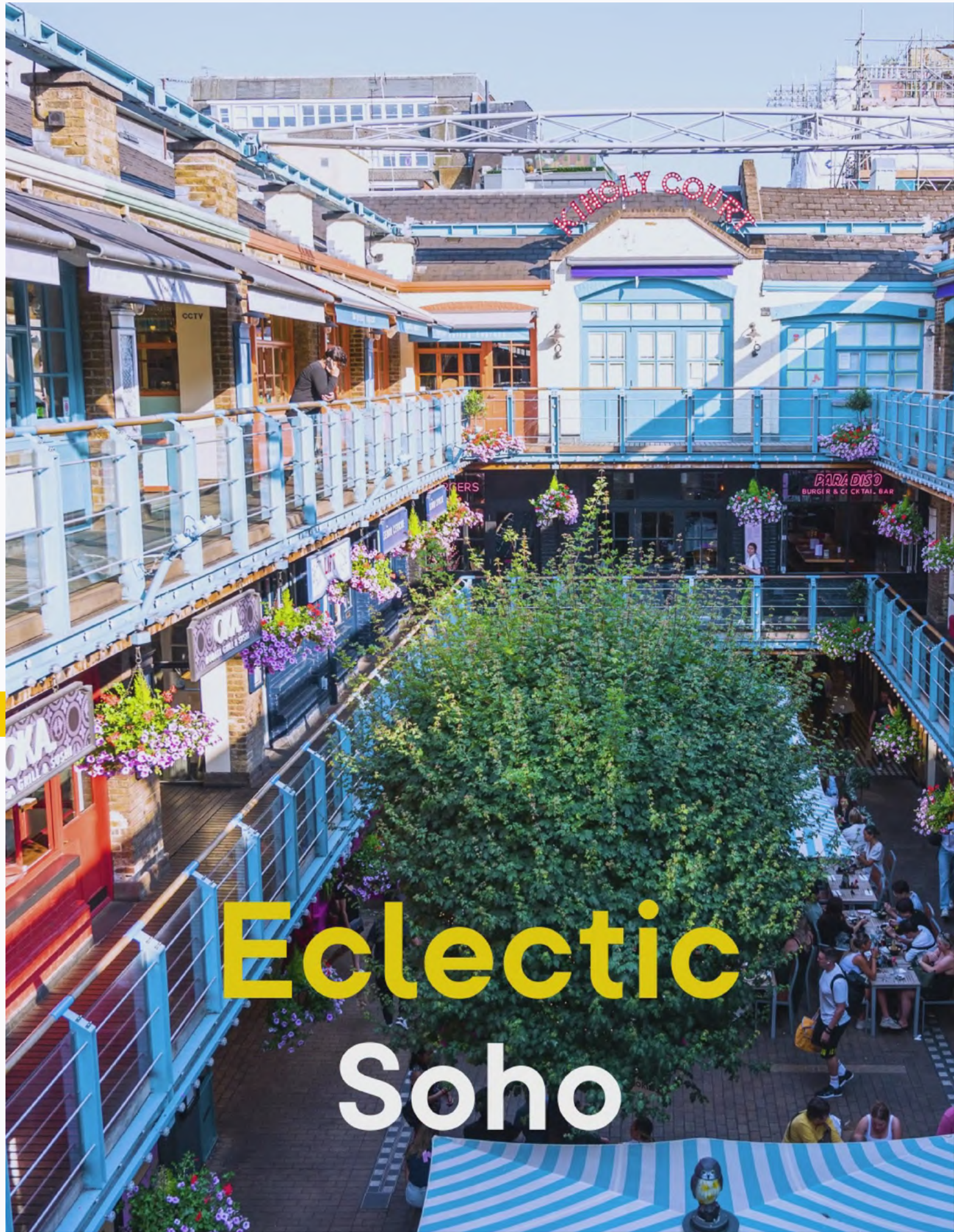


Oxford Circus
8 mins



Leicester Square
9 mins





Dean Street Townhouse



Berwick Street



Soho Square Gardens

Relax



Old Compton Brasserie



Manette Street



L'Escargot

See

Taste

Tried and tasted

Within

5

minutes



Highlights

- 1 Inko Nito
- 2 Berwick Street Market
- 3 Dear Jackie
- 4 Cafe Boheme
- 5 Old Compton Brasserie
- 6 Dean Street Townhouse
- 7 Quo Vadis
- 8 L'Escargot
- 9 Barrafinà
- 10 Supernova Burger



Our pick

Inko Nito

Just moments from 141 Wardour Inko Nito weaves Japanese dishes with Korean influences to seamlessly create bold flavours in a fun, relaxed environment.



Good food



A world of culinary delights await

Step outside and explore the diverse food scene surrounding 141 Wardour. From the vibrant Berwick Street Market, where you can savour fresh street food, to the refined dining experience at Dear Jackie, you'll find something to suit every taste. Whether you're seeking out street food, small plates, or a seat at the chef's table, this gastronomic heartland offers something for every palate - there are endless options to fuel your creativity throughout the day.

Food & Drink

Things to do

Hidden Gems

Spoilt for choice

Within

10

minutes



Highlights

- 1 Ronnie Scott's
- 2 Kingly Court
- 3 Liberty London
- 4 Chinatown
- 5 Soho Square Gardens
- 6 Carnaby Street
- 7 Sounds of the Universe
- 8 Soho Theatre
- 9 100 Wardour Street
- 10 Outernet London



Our pick

Outernet London

Where immersive digital art meets live music and culture. It's a must-visit destination for those looking to experience Soho in a whole new way.



Things to do



Endless entertainment awaits

Soho brings the energy with an incredible choice of curated retail, culture and 24-7 entertainment. By day discover hidden boutiques, trailblazing new eateries, or the green spaces of Soho Square. As the sun sets, Soho transforms into a cultural playground - choose from the latest critically acclaimed performances, live music in legendary venues or the buzzing outdoor bar scene. This always evolving area never fails to deliver.

Food & Drink

Things to do

Hidden Gems

On your doorstep

Within

10

minutes



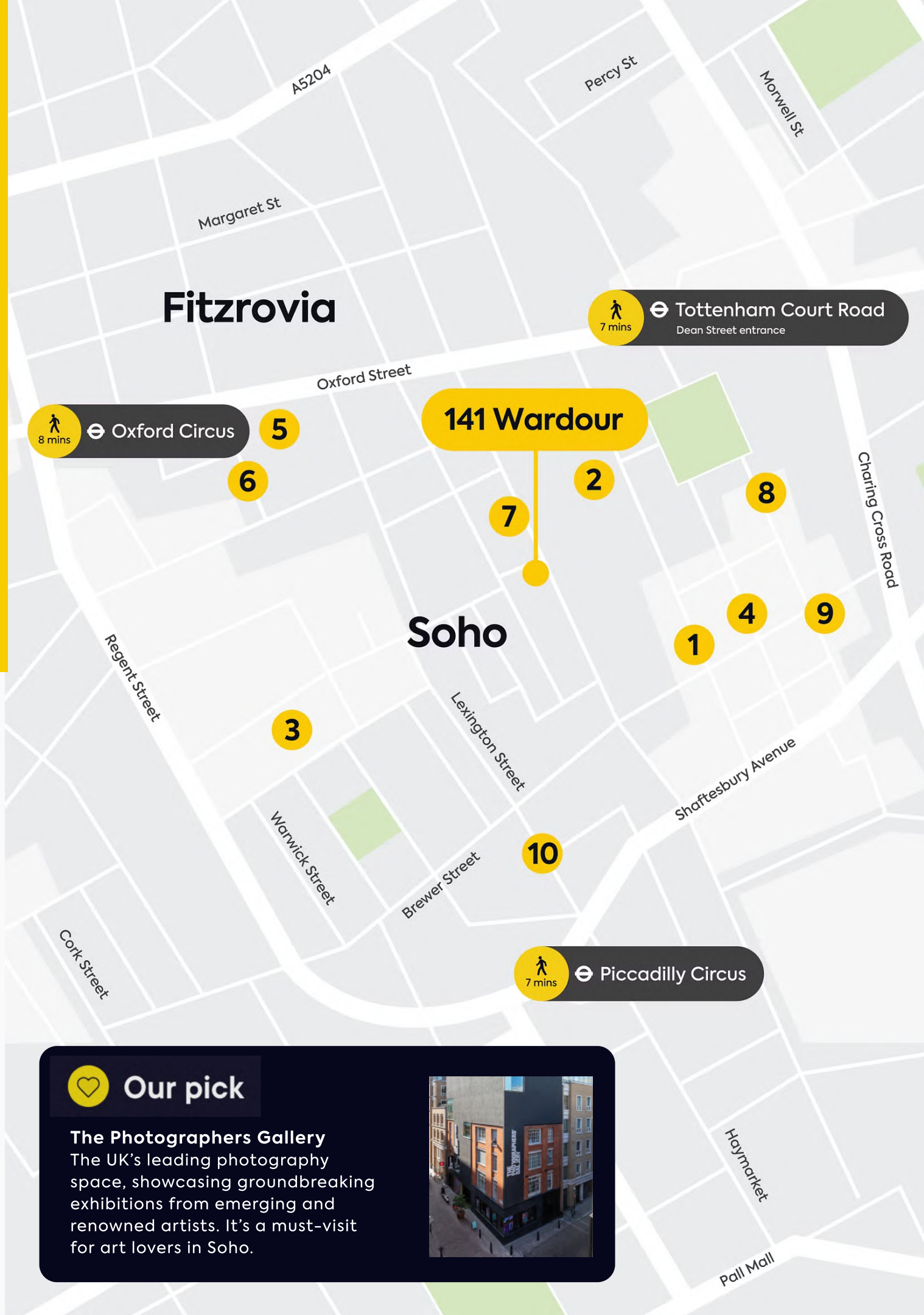
Highlights

- 1 The Smallest Gallery in Soho
- 2 The Piano Bar Soho
- 3 Cahoots Underground
- 4 Bar Italia
- 5 London Palladium
- 6 The Photographers' Gallery
- 7 House of MinaLima
- 8 The Vault at Milroys of Soho
- 9 The Wands & Wizard Exploratorium
- 10 Soholistic Spa



Our pick

The Photographers Gallery
The UK's leading photography space, showcasing groundbreaking exhibitions from emerging and renowned artists. It's a must-visit for art lovers in Soho.



Hidden Gems



Discover the unexpected

Beyond Soho's iconic landmarks lies a treasure trove of hidden gems waiting to be discovered. Tucked away from the energetic streets, you'll find tiny yet captivating art galleries, secret bars and independent boutiques with one of a kind finds. From stylish eyewear to late-night cafes, Soho rewards the curious with unexpected delights at every turn.

Food & Drink

Things to do

Hidden Gems

Get in touch

We hope we've piqued your interest, but it's only just the beginning.
We'd love to show you more. Get in touch to book your viewing today.

GPE.
Fully Managed



Molly Maguire

+44 (0) 7887 841 816
molly.maguire@gpe.co.uk



David Korman

+44 (0) 7435 939 956
david.korman@gpe.co.uk

RX
LONDON



Catherine Lloyd

+44 (0) 7795 445 833
catherine.lloyd@rx.london



Jack Rose

+44 (0) 7590 814 753
jack.rose@rx.london



Imogen Purvis

+44 (0) 7377 978 348
imogen.purvis@rx.london

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