



32 Wigmore Street Marylebone London, W1

1st Floor, B1 Office
2,740 sq ft / 255 sq m

**THE
HOWARD
deWALDEN
ESTATE**



This property is located on Wigmore Street close to its junction with Wimpole Street and benefits from excellent transport links. The office floor has recently been refurbished and provides a mixture of open plan and cellular office accommodation, with a demised kitchenette and WCs.

RENT
£213,000 p.a exclusive
SERVICE CHARGE
£20,000

RATES 2019/20
£82,792 p.a.
LEGAL COSTS
Each party to be responsible for their own legal costs throughout.

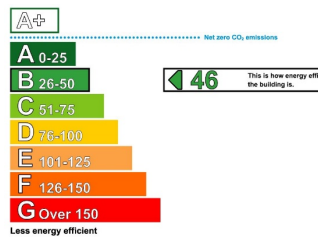
AMENITIES

- 24 hour access
- Two, 10 person passenger lifts
- Three WCs
- Shower
- Kitchenette
- Video entry phone system
- Comfort cooling
- Excellent natural light
- Cellular and open plan
- Secondary glazing in parts
- Underfloor power/data boxes
- Cat 5e data cabling

ENQUIRIES

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Shivani Kalia

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Interested parties are advised to make their own enquiries with the local authority. Please note this building is VAT elected.

REF: 11019-33091

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