



TO LET

**124 WIGMORE STREET
MARYLEBONE, LONDON, W1U 3RY**

ATTRACTIVE MARYLEBONE BUILDING TO LET 4,257 Sq Ft (395.44 Sq M) NIA

SHW

**MAKING
PROPERTY
WORK**

SHW.CO.UK

Rent | £275,000 Per Annum Exclusive Plus VAT

LOCATION

On the north side of Wigmore Street to the east of its junction with Baker Street and equidistant between Manchester Square and Portman Square. Bond Street and Marble Arch Underground Stations, both on the Central Line, are within a few minutes walking distance. In addition the Elizabeth Line (Crossrail) is due to be open in Summer 2021 with a stop at Bond Street.

There are numerous bus routes running along Wigmore Street and Baker Street. Oxford Street lies just to the south with its multiple shopping facilities. There are numerous bars, cafes and restaurants within easy walking distance.

DESCRIPTION

A prominent mid-terraced period property arranged mainly as cellular offices over lower ground to fourth floors. The property is listed Grade II and included a modern extension to the rear consisting of 3 storeys incorporating a small roof terrace with lantern style roof light and two further flat roof surfaces.

The offices have been measured in accordance with the 6th Edition Code of Measuring and we report the net internal area's as follows:-

	SQ FT	SQ M
4 th	610	56.67
3 rd	635	58.99
2 nd	627	58.25
1 st	626	58.16
GF	600	55.74
LGF inc Storage	569	52.86
UGF Rear Extension	150	13.93
LGF	105	9.75
Basement	335	31.12
Total Net Internal Floor Area	4,257	395.44

RENT

£275,000 per annum exclusive

RATES

We have been verbally informed by the local authority that the premises have a rateable value of £194,000 "Offices and Premises". Rates payable 2020/2021 £103,208 p.a (£24.24 psf overall)

TENURE

A new lease by arrangement direct from the long leaseholders

VAT

VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

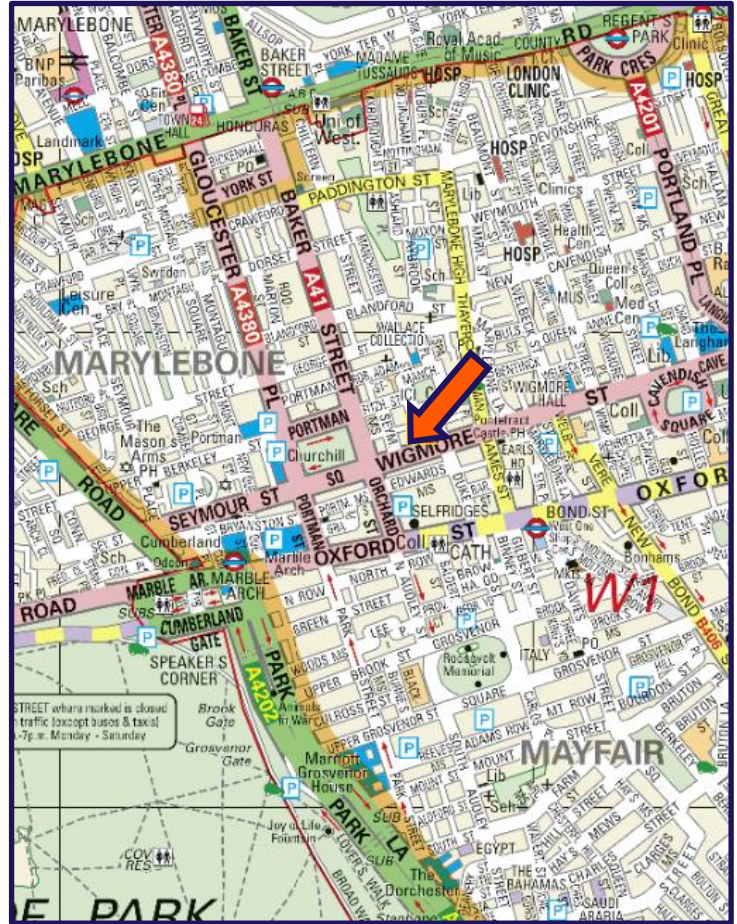
EPC

The property is Grade II Listed under the Planning (Listed Buildings and Conservation Areas Act 1990.

USE CLASS

Class E and being particularly suited to medical use

LOCATION MAP



VIEWINGS

Thomas Tarn

t: 07943 579 296

e: ttarn@shw.co.uk

Holly Purvis

t: 0208 6622735

e: hpurvis@shw.co.uk

Or via our Joint Agents:

Justin Cummings

Cummings Commercial

020 7758 4132

07768 730 287

jgc@cummings-commercial.com

Alex Cummings

Cummings Commercial

020 7758 4133

07966 697 476

ac@cummings-commercial.com



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