



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.

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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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.



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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