

## PRELIMINARY ANNOUNCEMENT

**UNDERGOING SUBSTANTIAL REFURBISHMENT  
FIRST FLOOR OFFICES  
2,823 sq ft (262 sq m) approx.**

**32 WIGMORE STREET, LONDON, W1**



### LOCATION

This prominent building is situated on the north side of Wigmore Street close to Wimpole Street and is within a short walking distance of Oxford Circus (Central, Bakerloo & Victoria lines) and Bond Street (Central & Jubilee lines) underground stations.

The area is very well served by the restaurant and shopping facilities of 'Marylebone Village', Oxford Street and Bond Street.

### DESCRIPTION

The first floor is undergoing substantial refurbishment. The offices primarily planned in clear space, can provide both cellular and open plan offices. The offices will also benefit from demised toilets and a shower. The offices extending to approximately 2,823 sq ft (262 sq m).

### FEATURES

- Comfort cooling
- Two lifts
- Shower
- Demised toilets
- Kitchenette
- Excellent natural light
- CAT 5e Data Cabling
- 24 hour access

### RENT

£220,000 per annum exclusive plus VAT.

### LEASE

A new lease will be granted.

### EPC

TBC

### VIEWING

By appointment through landlord's joint sole agents:

**Howard de Walden Estate  
0207 290 0970**

**HNG  
0203 205 0200**

Subject to contract and exclusive of VAT if applicable

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