

32 WIGMORE STREET

MARYLEBONE, LONDON, W1.

FIRST FLOOR 2,823 SQ FT /262 SQ M (APPROX), B1 OFFICE

LOCATION

This property is located on Wigmore Street close to its junction with Wimpole Street and benefits from excellent transport links with Bond Street and Oxford Circus underground stations being only a few minites walk away. Marylebone Lane and Marylebone High Street are just around the corner, offering an array of local amenities, fashionable boutiques, restaurants and cafes.



ACCOMMODATION

The office floor is due to be refurbished and will provide a mixture of open plan and cellular office accommodation, with a demised kitchenette and WCs.

- 24hr access
- Two, 10 person passenger lift
- 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

RENT SERVICE CHARGE **RATES PAYABLE 2018/19** £81.054

TBC £16,600 (approx)

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

Each party is responsible for their own legal costs throughout

VIEWING By appointment only.

Oxford Circus: Central, Bakerloo, Victoria Bond Street: Jubilee. Central Great Portland Street: Hammersmith & City, Circle, Metropolitan

King's Cross: Victoria, Northern, Hammersmith & City, Circle, Metropolitan St Pancras: Victoria, Picadilly, Hammersmith & City, Circle, Metropolitan Euston: Victoria, Northern Marylebone: Bakerloo



EUROSTAR[®] St Pancras International



Cycle Hire: New Cavendish St, Marylebone High St, Portland Place, Hinde St, Chapel Place



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