

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 minutes 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	TBC
SERVICE CHARGE	£16,600 (approx)
RATES PAYABLE 2018/19	£81,054

*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



Bond Street

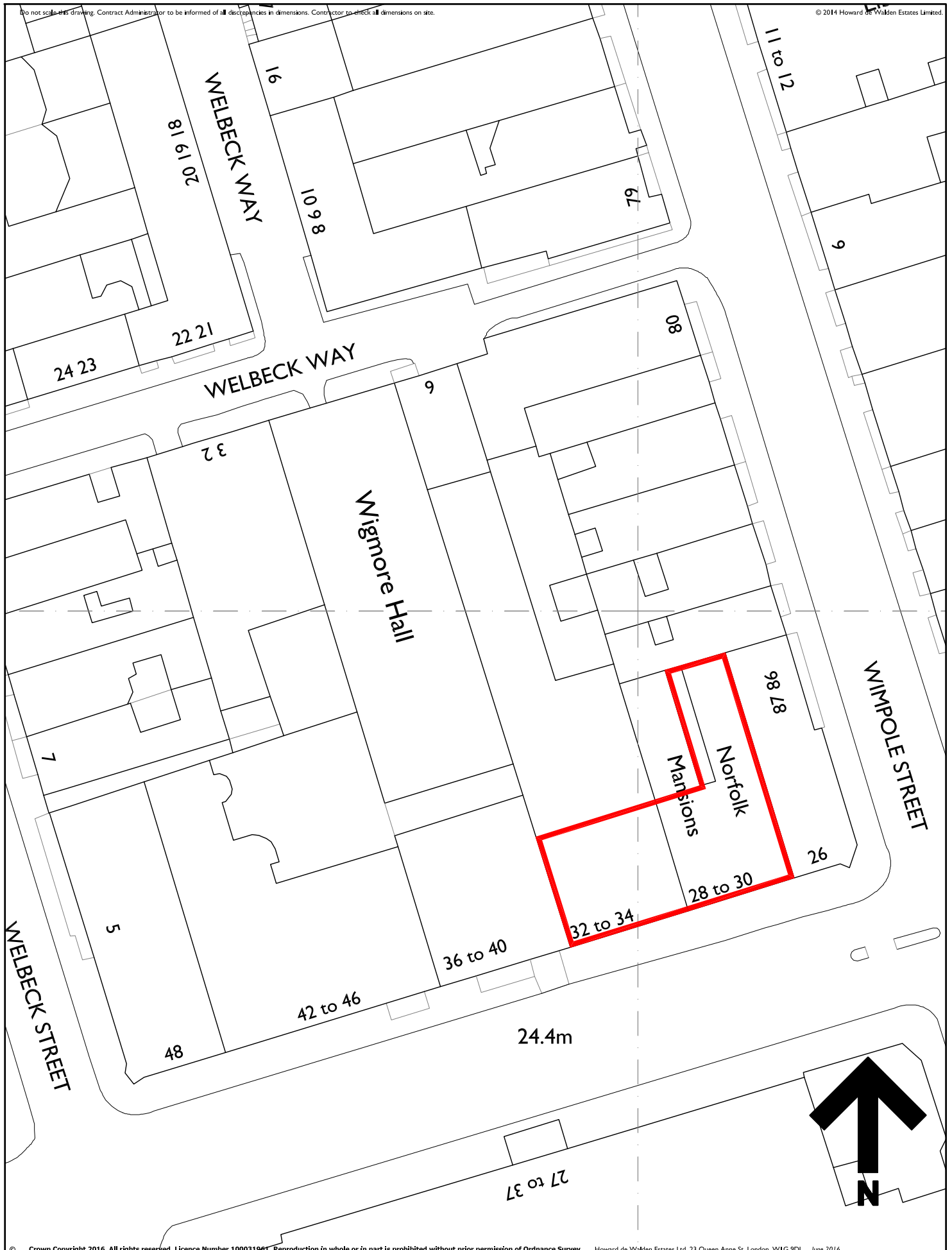



St Pancras International



Cycle Hire:

New Cavendish St, Marylebone High St, Portland Place, Hinde St, Chapel Place



 <p>Howard de Walden Management Limited 23 Queen Anne Street London W1G 9DL Tel+44 (0)20 7580 8188 Fax +44(0)20 7436 8182 enquiries@hdwe.co.uk www.hdwe.co.uk</p>	Property name & address: 32 Wigmore Street	Drawing no: 001	
	Title: Site Location Plan	Scale: 1:500@A4	Date: 17/07/17
		File name: estmap2A1.dwg	Revision: