

PROPERTY PARTICULARS



Part of **Eddisons**

SUBSTANTIALLY REFURBISHED

FOURTH FLOOR OFFICES

2,098 SQ FT (195 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. Bond Street station will also offer access to the new Elizabeth Line (Crossrail) once opened.

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

DESCRIPTION

The fourth floor has undergone substantial refurbishment to provide both open plan and cellular offices, extending to approximately 2,098 sq ft (195 sq m).

FEATURES

- Comfort cooling
- Refurbished ground floor entrance
- Two lifts
- Demised toilets
- Shower facilities
- Excellent natural light
- 24 hour access

RENT

£140,000 per annum exclusive plus VAT (£66.50 per sq ft).

LEASE

For a term to be agreed.

EPC

To be confirmed.

NB

A further suite of approximately 2,854 sq ft and 2,740 sq ft could be made available – details on request.

Subject to contract and exclusive of VAT if applicable

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