## PROPERTY PARTICULARS

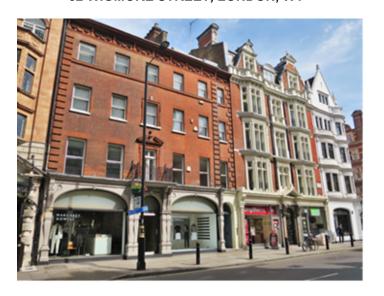


## Part of **Eddisons**

SUBSTANTIALLY REFURBISHED
THIRD FLOOR OFFICES

2,854 SQ FT (265.25 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 third floor has undergone substantial refurbishment to provide both open plan and cellular offices, extending to approximately 2,854 sq ft (265.25 sq m).



Part of **Eddisons** 

**FEATURES** • Comfort cooling

• Refurbished ground floor entrance

Two lifts

Demised toilets

Shower facilities

Excellent natural light

24 hour access

**RENT** £190,000 per annum exclusive plus VAT (approx £66.50 per sq ft).

**LEASE** For a term to be agreed.

**EPC** To be confirmed.

NB Further suites of approximately 2,098 sq ft and 2,740 sq ft could be made

available - details on request.

**<u>VIEWING</u>** By appointment through landlord's joint sole agents:

Howard de Walden Estate HNG 0207 290 0970 0203 205 0200









