

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).

Subject to contract and exclusive of VAT if applicable

Important - Hargreaves Newberry Gyngell Limited (HNG) give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Hargreaves Newberry Gyngell Limited (HNG) has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS

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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.

VIEWING

By appointment through landlord's joint sole agents:

Howard de Walden Estate
0207 290 0970

HNG
0203 205 0200

