

**REFURBISHED AIR CONDITIONED
3RD FLOOR OFFICE
TO LET**

2,765 SQ FT

**36-38 WIGMORE STREET
LONDON, W1**



Location: The property is situated on the north side of Wigmore Street, located near Marylebone High Street, an area celebrated for its restaurants and shopping. Within a short walking distance of Oxford Circus (Central, Bakerloo & Victoria lines), and Bond Street (Central, Bakerloo & Victoria lines) Underground Stations, and British Rail Stations at Paddington, Marylebone, Euston, Kings Cross and St Pancras. Eurostar departs from nearby St Pancras International Station.

Description: 36-38 Wigmore Street is undergoing refurbishment to provide prestigious open plan office accommodation at third floor. The suite is served by passenger lift and the building provides a managed reception and ground floor meeting rooms.

Accommodation

Floor	Size (sq ft)	Size (sq m)
3 rd	2,765	256.9

Amenities:

- Impressive Entrance
- Period Features
- Category 5e Cabling
- Comfort Cooling
- Managed Reception
- Passenger Lift
- Meeting Rooms

Tenure: Flexible lease terms available by arrangement.

Rent: £45.00 psf £124,425 p.a.

Service Charge: £9.55 per square foot per annum.

Rates 2009/2010: £33,222.50.

Viewing: Strictly by appointment with sole agents.

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