

ATTRACTIVE MARYLEBONE BUILDING TO LET
4,257 SQ FT (395.44 SQ M)
E CLASS OFFICE USE
PARTICULARLY SUITABLE FOR MEDICAL USE



SHW

124 WIGMORE STREET LONDON W1U 3RY

Location

On the north side of Wigmore Street to the east of its junction with Baker Street and equidistant between Manchester Square and Portman Square. Bond Street and Marble Arch Underground Stations (both on the Central Line) are within a few minutes walking distance. In addition the Elizabeth Line (Crossrail) is due to be open in Summer 2021 with a stop at Bond Street. There are numerous bus routes running along Wigmore Street and Baker Street. Oxford Street lies just to the south with its multiple shopping facilities. There are numerous bars, cafés and restaurants within easy walking distance.

Description

A prominent mid-terrace period-fronted property arranged mainly as cellular offices over lower ground to fourth floors. Currently there is no lift and the landlords are considering installing one. The property is listed Grade II and includes an extension to the rear of the main building consisting of 3 storeys incorporating a small roof terrace with lantern style roof light, together with two flat roof surfaces.

Features Include

- ✓ Comfort Cooling
- ✓ Some Underfloor Trunking
- ✓ Roof Terrace
- ✓ Generous Floor to Ceiling Heights (2.3/2.7m)
- ✓ Good Natural Light Throughout (including lower ground floor)
- ✓ Large Kitchen
- ✓ Excellent well-appointed WC provision

Accommodation

Floor	Sq Ft	Sq M
Fourth	610	56.67
Third	635	58.99
Second	627	58.25
First	626	58.16
Ground	600	55.74
Lower Ground (includes 120 sq ft storage)	569	52.86
Upper Ground (Rear Extension)	150	13.94
Lower Ground	105	9.75
Basement	335	31.12
Total Net Internal Floor Area	4,257	395.48

Rateable Value

£194,000 "Offices and Premises". Rates payable 2020/2021 - £103,208 pa (£24.24 psf overall).

Terms

A new lease by arrangement direct from the long leaseholders from January 2021 at a quoted rent of £245,000 pax (£57.55 psf overall).

VAT

The property is elected to tax for VAT.

Further Information & Viewings (via Sole Agents)

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