

RENT REDUCTION

ATTRACTIVE MARYLEBONE BUILDING TO LET

3,918 SQ FT (363.95 SQ M)

E CLASS USE

COMPREHENSIVELY REFURBISHED

PARTICULARLY SUITABLE FOR MEDICAL USE

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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

- ✓ Air-conditioning
- ✓ Separate Fresh Air Ventilation
- ✓ Some Underfloor Trunking
- ✓ Roof Terrace
- ✓ Generous Floor to Ceiling Heights (2.3/2.7m)
- ✓ Good Natural Light Throughout (including lower ground)
- ✓ Kitchen and Tea Points
- ✓ Excellent Well-Appointed WC Provision
- ✓ New Shower Facilities
- ✓ Secure Bike Racks

Accommodation

Floor	Sq Ft	Sq M
Fourth	489	45.42
Third	624	57.96
Second	613	56.95
First	768	71.34
Ground	690	64.11
Lower Ground	734	68.17
Total Net Internal Floor Area	3,918	363.95



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Terms

A new lease by arrangement direct from the long leaseholders at a quoted rent of £255,000 pax (£65.08 psf overall).

Rateable Value

£194,000 "Offices and Premises". Rates payable 2021/2022 - £99,328 pa (£25.35 psf overall).

VAT

The property is elected to tax for VAT.

Further Information & Viewings (via Sole Agents)

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