

Fitted space available for lease

Location

33 Wigmore Street is conveniently located a short walk from both Bond Street and Oxford Circus Stations.

It is situated in the fashionable and desirable submarket of Marylebone, on the corner of Wimpole Street and Wigmore Street.

Nearby amenities include Ole and Steen, Cocochan and Sourced Market.

Description

The sixth floor was newly refurbished in 2016.

An incoming tenant benefits from the impressive and highly usable fit out.

The space is well divided into client facing space accessed via a reception, and staff area including meeting rooms, a fitted kitchen and open plan space.

Property specification

- Fully accessible raised floors
- Four pipe fan coil air-conditioning
- Full building management system
- Metal plank suspended ceiling
- LG7 compliant lighting
- Demised WCs
- Stunning views and natural light
- 4 x 13 person passenger lifts
- 1 x goods lift
- Impressive entrance hall with commissionaire
- Bike racks and showers

Costs	Per sq. ft. exclusive
Passing Rent	£68.00
Rates (Est.)	£31.00
Service Charge (capped)	£12.00

SUBJECT TO CONTRACT

cushmanwakefield.com



Terms

The accommodation is available via a sublease for a term to expire March 2021.

A new lease direct from the landlord is potentially available via a surrender and new lease.

Floor	Size (sq ft)*	Size (sq m)*
6 th	8,479	787.7
Total	8,479	787.7

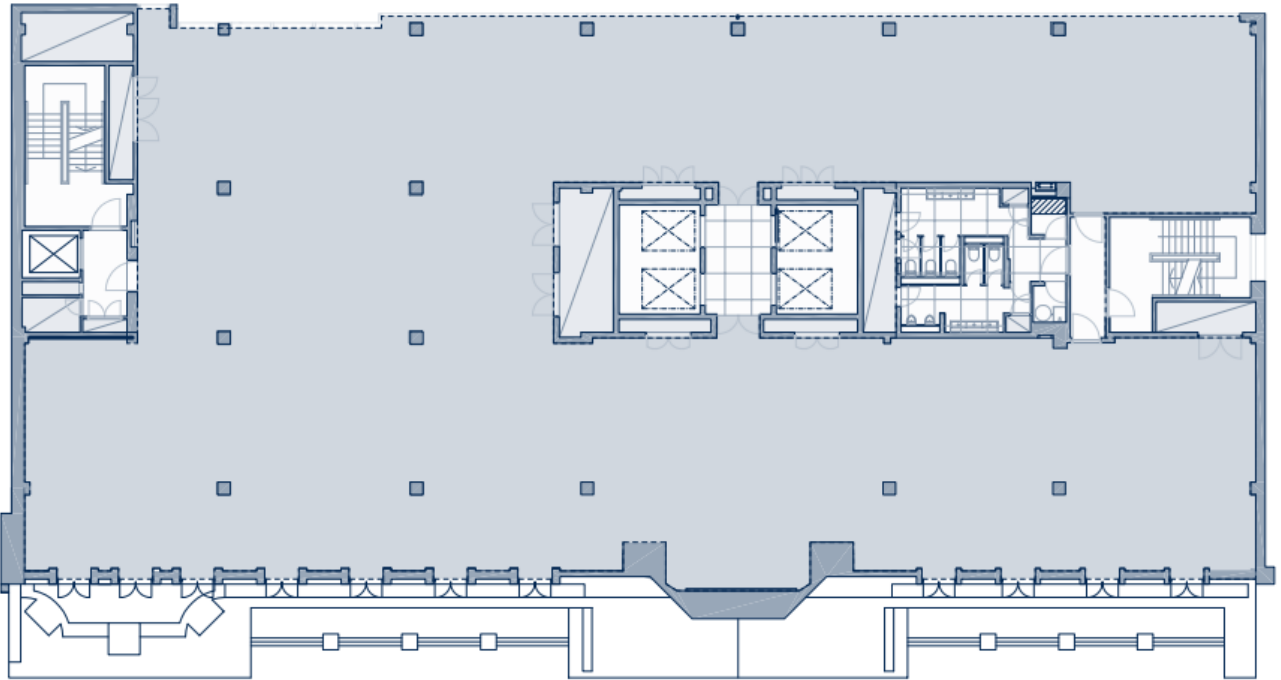
*Approximate NIA subject to final measurement

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Floor plan



Map



Transport links (walking)

	
UNDERGROUND	ELIZABETH LINE
Bond Street	4 mins
	
Oxford Circus	6 mins
