

Property Particulars



**SUPERB HIGH QUALITY FULLY FITTED PLUG AND PLAY
MARYLEBONE OFFICES**

1,921 SQ FT – 3,842 SQ FT APPROX ON TWO CONTIGUOUS FLOORS

**110 WIGMORE STREET
LONDON W1**

LEASES AVAILABLE FOR ASSIGNMENT ON EXCEPTIONAL TERMS

RENT ONLY £36.25 PSF UNTIL AUGUST 2023

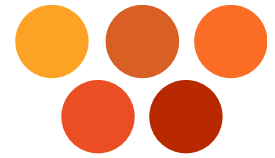


Location

The building is located in a prominent corner position at the junction of Wigmore Street and Duke Street. There are excellent transport links close by with Bond Street (Central and Jubilee lines) and Oxford Circus (Central, Victoria and Bakerloo lines) being within a few minutes walking distance. The immediate area benefits from a number of high quality restaurants, bars and cafes. The property is ideally located near a number of prominent Squares including Manchester, Portman and Cavendish Square and also the boutique shopping facilities of Marylebone High Street.

stephenwarrenassociates.co.uk • 11 Golden Square, London W1F 9JB • t 020 7867 3979

MISREPRESENTATION ACT Stephen Warren Associates as agents the owners give notice that the particulars as set out are intended as general outline only for the guidance of intending purchasers/lessees and Stephen Warren Associates on whose behalf the particulars are provided, accept any responsibility for any inaccuracies the particulars may contain. Any intending purchaser/lessee should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to their correctness. All floor areas and other measurements are approximate. These particulars do not form, or form any part of, any offer or contract.



Description

The entire 1st and 2nd floors are available offering high quality, fully fitted accommodation benefiting from excellent natural light and having the following approximate net internal floor areas:

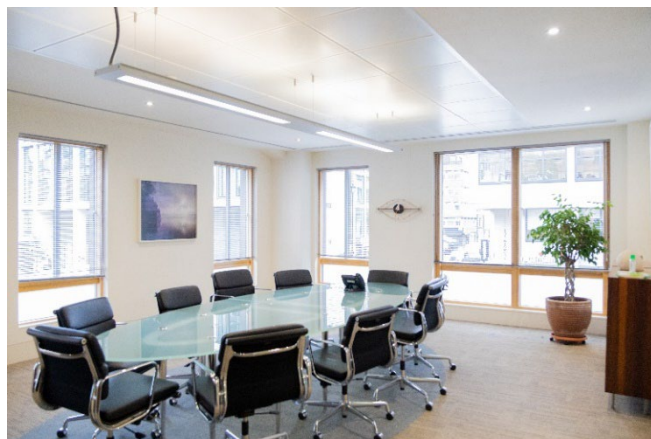
1st Floor - 1,921 sq ft (178.47 sq m)

2nd Floor - 1,921 sq ft (178.47 sq m)

Total - 3,842 sq ft (356.93 sq m) approx

The entrance and common areas complement the quality of the office floors with a fully manned reception.

The first floor has been divided by high quality partitioning to provide a series of meeting rooms whilst the 2nd floor is currently arranged in open plan format.



Amenities

- Fully fitted accommodation
- Ground Floor manned Reception
- Fully accessed raised floors
- Excellent natural light
- New fan coil air conditioning
- New metal tiled suspended ceilings with LED lighting
- Automatic passenger lift
- Furniture available
- Own exclusive WC's and shower
- Fitted kitchens on both floors

Terms - Both leases are held co-terminus for terms running until 25 February 2027 without break or review outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 (part 11) as amended. **Both Leases are available for assignment together or individually.** Alternatively, a New Lease direct from the Freeholder for a term by arrangement may be available. Details upon request.

Rent - ONLY £36.25 PSF (£69,636.25 pa) PER FLOOR UNTIL 26 AUGUST 2023 rising to £72.50 psf (£139,272.50 pa) per floor for the remaining term of both Leases.

Service Charge - There is a cap of £18.00 psf subject to annual RPI increases.

Rates - Approx £35.45 psf for the year 2021/22. We recommend interested parties verify this with the local authority

Legal Costs - Each party to bear their own costs.

EPC - To be confirmed.

Possession - July 2022 or possibly earlier by arrangement

Viewing – Strictly via sole agents **Stephen Warren Associates**

Contact: Stephen Weitzmann

Mobile: 07880 740815

Email: stephen@stephenwarrenassociates.co.uk

