



94-96 Wigmore Street, London, W1U 3RF

Fully fitted office space to let on Wigmore Street

677- 11,439 sq ft

- Fully Fitted Floors
- Cycle Storage
- Passenger Lift
- Shower to be Installed
- LED Lighting
- VRV Air Conditioning
- Prime Marylebone Location

94-96 Wigmore Street

London, W1U 3RF

CROSSLAND
OTTER HUNT



Summary

Available Size	677 to 11,439 sq ft / 62.90 to 1,062.72 sq m
Rent	£70.17 - £92.50 per sq ft
Service Charge	£14 per sq ft
EPC	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month
6th	677	£92.50	£29.14	£14	£7,652.36
5th	794	£92.50	£28.09	£14	£8,905.37
4th	791	£92.50	£28.46	£14	£8,896.11
3rd	792	£92.50	£28	£14	£8,877
2nd - Wigmore Side	788	£92.50	On Application	£14	£6,993.50
2nd - Duke Mews Side	907	£92.50	n/a	On Application	£6,991.46
1st	2,486	£85	£29.65	£14	£26,651.99
Ground	2,061	£70.17	On Application	On Application	£12,051.70
Basement	2,143	£70.17	On Application	On Application	£12,531.19
Total	11,439	£86.70	£28.67	£14	£99,550.68

Description

High Quality fitted office accommodation in a range of sizes accessed by a passenger lift with bike racks and shower.

Location

The Property is located on the north side of Wigmore Street in between the junction with Mandeville Place and Duke Street. Bond Street (Central, Jubilee and Elizabeth lines) is a 2 minute walk.

Viewings

Please contact Crossland Otter Hunt or our joint agent James Ramage 07495 128 248 james@averyre.com



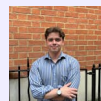
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