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**TO LET**

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**Fifth Floor**  
**33 Wigmore Street, London W1U 1QX**

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**Fully Fitted Space to Let in the West End**

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**9,040 Sq Ft**  
**(840 Sq M)**

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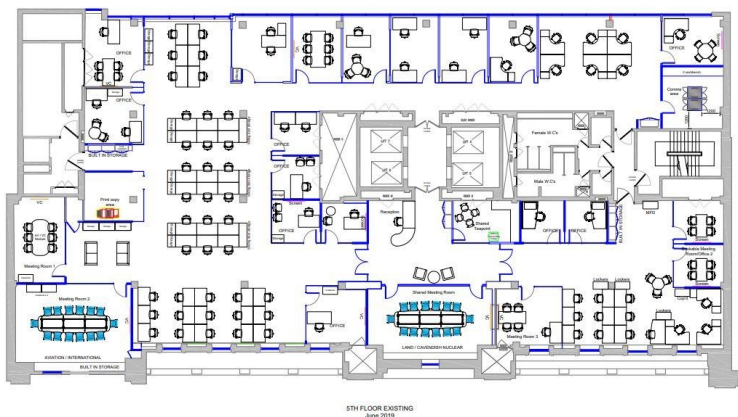
## DESCRIPTION

This landmark building is situated on an island site and incorporates an art deco impressive entrance hall with commissionaire.

The entire 5th floor offers fitted space which includes 60 open plan desks, 2 x boardrooms, 4 x meeting rooms, 15 x private offices, kitchen and break out areas.

The landlord will consider a CAT A refurbishment of the office floor subject to agreement of financials and lease terms. CGI images of a refurbished floor for illustration purposes only.

- ✓ Short Walk from Oxford Street and Bond Street Stations
- ✓ Air-Conditioning
- ✓ Fitted Space or CAT A Solutions
- ✓ Commissionaire
- ✓ Demised WC's
- ✓ Excellent Natural Light





#### ACCOMMODATION

Net Internal Areas	sq ft	sq m
5th	9,040	840
<b>Total</b>	<b>9,040</b>	<b>840</b>

#### EPC

EPC report is available upon request.

#### VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

#### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

#### BUSINESS RATES & SERVICE CHARGE

Business Rates approximately £34.50 per sq ft payable. Service Charge £9.23psf.

#### TERMS

Assignment at a passing rent of £60.73 psf exclusive until 28/09/2025 or new lease at £72.50 per sq ft exclusive.



## LOCATION

Prominent position on the corner of Wigmore Street and Wellbeck Street, a short walk from Bond Street and Oxford Circus Station. Crossrail will have a station at Bond Street. Surrounded by an excellent choice of restaurants, bars and shops, in addition the leafy Portman, Manchester and Cavendish Squares are within a few minutes walk.



<https://bit.ly/2YmzDcT>

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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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