



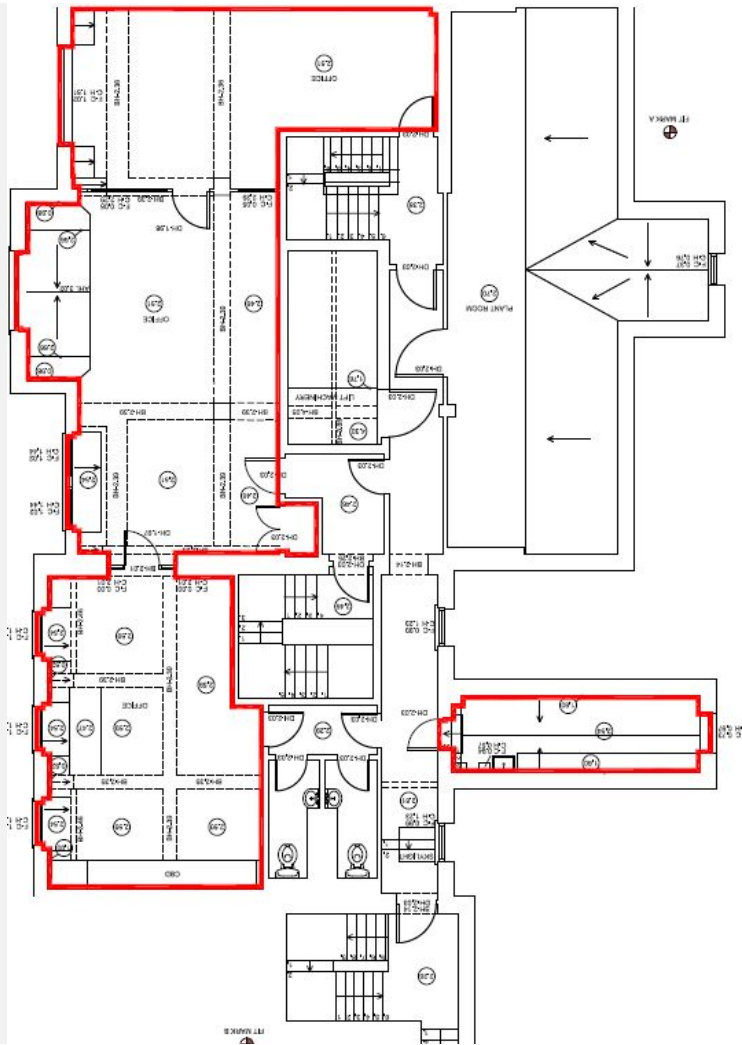
36-38 Wigmore Street

Marylebone

London, W1

5th Floor
1,381 sq ft / 128 sq m

THE
HOWARD
de**WALDEN**
ESTATE



This building is located on the north side of Wigmore Street close to the junction with Wimpole Street and Marylebone Lane. The office accommodation is positioned on the 5th floor and provides an open plan floor plate. The common areas are currently undergoing and extensive refurbishment that will boast a modern reception area and meeting rooms.

RENT
£114,000 p.a.

SERVICE CHARGE
£20,715 p.a. approx.

RATES 2023/24
£35,072 p.a. (approx.)

LEGAL COSTS
Each party is responsible for their own legal costs throughout

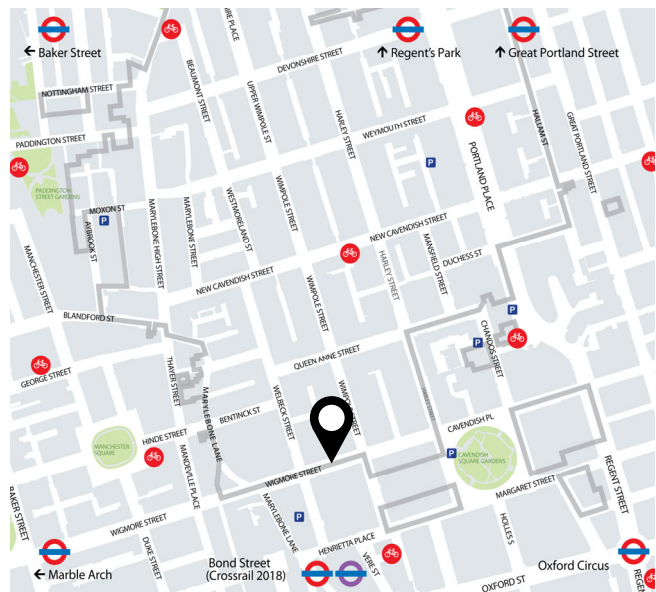
AMENITIES

- 24-hour access
- Impressive entrance & waiting area
- Commissionaire
- Good Natural light
- Showers & WCs
- 16-person passenger lift
- Demised tea point
- Shared meeting rooms available

ENQUIRIES

T +44 (0)20 7290 0970
offices@hdwe.co.uk
hdwe.co.uk

**AWAITING
EPC**



Interested parties are advised to make their own enquiries with the local authority. Please note this building is VAT elected.

REF: 11020-38537

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