

## 19 Wigmore Street, London W1

### Refurbished, Comfort Cooled Office

### First Floor - 641 sq ft (60m<sup>2</sup>)



- Newly refurbished demise & common parts
- New comfort cooling
- New LED lighting
- Entryphone system
- Capped off services
- Excellent floor to ceiling heights
- Large windows

## 19 Wigmore Street, London W1

### Location

The building is situated on the south side of Wigmore Street, close to the corner with Wimpole Street and a short walk from Cavendish Square. Oxford Circus (Bakerloo, Victoria & Central lines) and Bond Street Underground Stations (Jubilee & Central lines) are both close by.

### Description

The comprehensively refurbished 1st floor office measures 641 sq ft and benefits from new AC & LED lights. There are generous floor to ceiling heights and large windows.

### Lease

A new lease is available direct from the Landlord for a term by arrangement.

### Rent

£59.50 per sq ft.

### Rates

£28.26 per sq ft (2020/21). Interested parties are advised to make their own enquiries.

### Service Charge

£4.17 per sq ft.

### Energy Performance

TBC

**For further information or to arrange a viewing please contact the sole agents:**

**Crossland Otter Hunt**

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