

## 42 Wigmore Street, W1

Short Term, 'Plug & Play' Courtyard  
Marylebone Offices To Let

2nd Floor : 3,198 sq ft (297.1 m<sup>2</sup>)

3rd Floor : 2,236 sq ft (207.73 m<sup>2</sup>)



- Short Term
- Fully Fitted & Cabled
- Furniture Available
- Attractive Courtyard Setting
- Manned Reception
- Automatic Passenger Lift
- Raised Floors
- Air Conditioned

## 42 Wigmore Street, W1

### Location

The property is located on the north side of Wigmore Street in between Welbeck Street and Wimpole Street by way of a discrete courtyard. Bond Street (Central and Jubilee lines) and Oxford Circus (Bakerloo, Central and Victoria lines) are both within short walking distance.

### Description

The second floor (3,198 sq ft) is currently fitted out to provide open plan offices with 37 workstations, three 12-person meeting rooms, two four-person meeting rooms and a reception area.

The third floor (2,236 sq ft) is fitted to provide 18 workstations, one 12-person meeting room, one eight-person meeting room, one six-person meeting room and a reception area.

### Outgoings

Floor	Area / sq ft	Passing Rent psf	Rates psf	Service Charge psf
2nd	3,198	£57.50	£35.43	£17.93
3rd	2,236	£70.00	£35.69	£17.93

### Lease

An assignment of the existing leases on a floor-by-floor basis for a term to expire on 9th October 2022, outside the L&T Act 1954.



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

### Crossland Otter Hunt

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