

New Instruction

**94-96 Wigmore Street
London W1**



**Short-Term Offices To Let
833 sq ft (77.39 sq m)**

Location:

94 – 96 Wigmore Street, London, W1 is situated in the north side of Wigmore Street, between the junctions with Mandeville Place and Duke Street. The building is conveniently located for the numerous shops and restaurants in the locality, and Bond Street and Oxford Circus underground stations are within easy walking distance, giving access to the Central, Jubilee, Bakerloo and Victoria Lines.

020 7522 8500

Accommodation:

The accommodation has the following approximate net internal floor area: -

Floor	Description	Sq Ft	Sq M
Ground Floor (Rear)	B1 (a) Offices	833	77.39

Description:

The ground floor has a self-contained entrance from Dukes Mews, is open plan and benefits from the following amenities:

- Four-pipe fan coil air conditioning
- Raised floor
- Self-contained entrance
- Newly repainted ceiling and walls
- Metal Tile Suspended Ceiling
- WCs
- Video-entry phone
- Passenger Lift

Lease: Leases are available from the Freeholder by way of a new effective FRI lease on three month mutual rolling notice for a maximum term of 18 months.

Rent: £29.50 per sq ft per annum (exclusive of Business Rates, Service Charge and VAT)

Business Rates: The Business Rates for 2016/ 2017 are estimated at £28.08 psf per annum.

Service Charge: Estimated at £12.50 per sq ft per annum.

EPC Rating: TBC

Viewing: Strictly via appointment with the sole letting agents **MELLERSH & HARDING**

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