

Brecker
Grossmith



63 Wigmore Street
**3rd Floor Rear
Office**

Marylebone

Class E - Office / Workshop

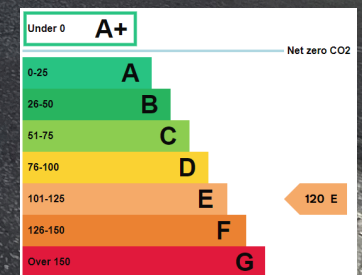
Floor Area: 148 sqft

£9,400 PA / £784 PCM (Ex.)

Available Now



breckergrossmith.co.uk
020 7486 3531





LOCATION:

63 Wigmore Street is a prime commercial address in London, nestled in the heart of Marylebone, one of the city's most prestigious and vibrant areas. The premises benefits from excellent transport links, including Bond Street and Oxford Circus underground stations, connecting businesses to the entire city.

ACCOMMODATION:

A professional and well-lit room on the third floor, with space for 3/4 desks.

Amenities include:

- Entry Phone System.
- New LED Lighting.
- Decorative feature fireplace.
- Communal WCs within the building.
- Communal kitchen access.



USE:

Class E – Commercial, Business & Service: E (g) (i) Offices

TRANSACTION SUMMARY DETAILS

PRICE: £9,400.00 Per Annum Exclusive (PAX). Inclusive of Service Charges.

TERMS: New 6-12 month Lease on terms to be agreed.

INSURANCE: The landlord will provide a building insurance policy in the tenant's name. The tenant will be responsible for the premium. Estimated insurance for period 24/6/24 – 23/6/25 is £322.36

BUSINESS RATES: The VOA has recorded a Rateable Value of £8,000. for 2024/25. Interested Parties are to make their own enquiries with the Local Authorities.

LEGAL COSTS: Each party will be responsible for their own legal and professional costs / fees incurred.

CONTACT US TO ARRANGE A VIEWING:

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