



MAKING MOVES



EXIT



**5TH FLOOR,
33 WIGMORE STREET,
LONDON,
W1U 1QX**

9,000 SQ FT

HIGHLIGHTS:

- Part Fitted
- Boardrooms, Meeting Rooms and Offices
- Kitchen & Breakout Area
- Multiple Office Entrances
- Impressive Views
- Impressive Manned Reception Entrance
- Secure Bike Storage
- Shower Facilities
- Available For Flexible Term

WE ARE OFFICES

Contact us **TEL** 020 3595 3121 **E-MAIL** info@makingmoves.london **WEB** www.makingmoves.london



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LOCATION:



The building is located on the corner of Wigmore and Welbeck Street. Located north of Oxford Street, there are a host of cafes, restaurants, bars and shops in the immediate area.

Bond Street Station and Oxford Circus are a short walk from the building.



DESCRIPTION:



This office comes in part fitted condition, with kitchen, boardroom and a large number of meeting rooms and private offices. There are two large open plan areas for desks and breakout space.

The building benefits from an impressive manned reception entrance, secure bike storage and shower facilities.

TERMS:



Available for a 12-24 months term, by way of a licence or sublease.

EPC:



An EPC is available on request

VAT



The building is VAT elected

FLOOR AREAS & OUTGOINGS:

Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
5 th	9,000	£62.50	£9.54	£33.28	£947,880	£78,990

VIEWINGS:

Strictly through appointment by sole agent:

George Marment

Email: gpm@makingmoves.london

Tel: 07551 158799 or 020 3595 3121

Matt Mannix

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