





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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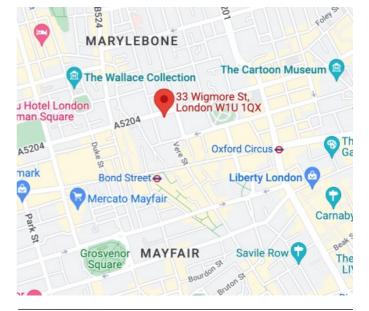


## **LOCATION:**



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.



#### **TERMS:**



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

#### VAT



The building is VAT elected

### **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.

#### EPC:



An EPC is available on request

#### **FLOOR AREAS & OUTGOINGS:**

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

#### **VIEWINGS:**

Strictly through appointment by sole agent:

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# **HEAD OFFICE**

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# **WEST END**

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