

11-15 WIGMORE STREET, MARYLEBONE W1

1st FLOOR – 2,886 SQ FT

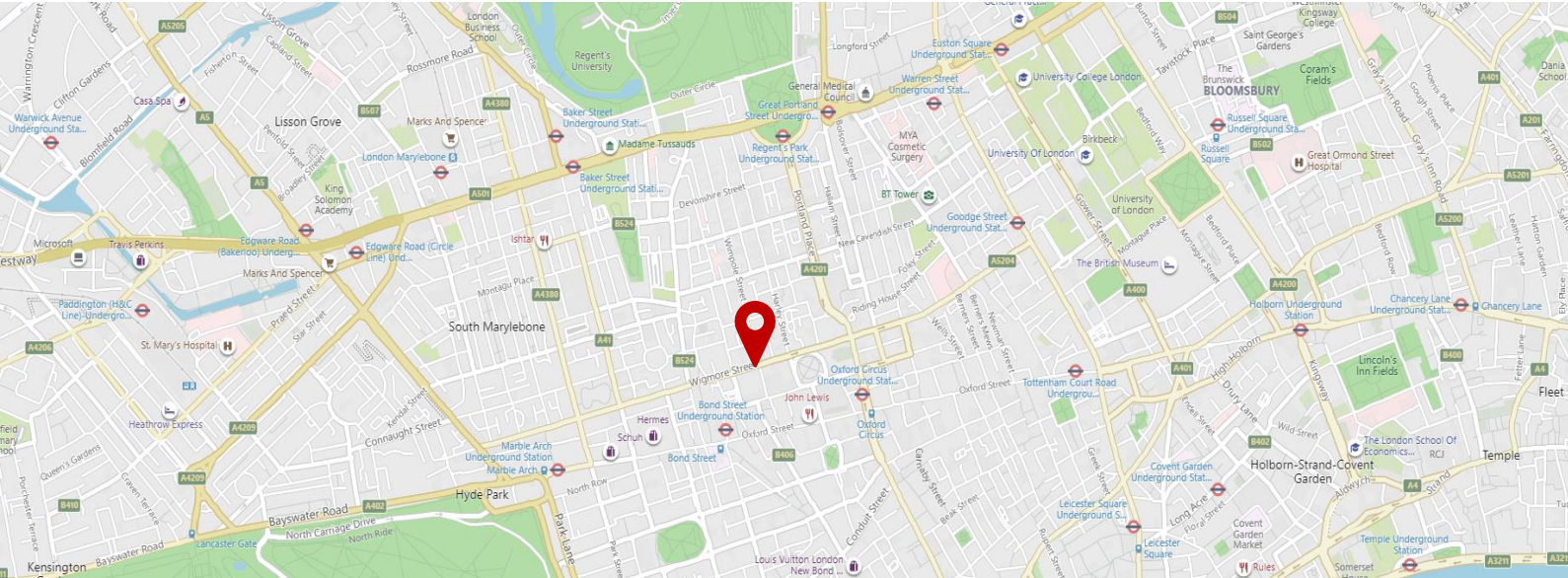
EDWARD CHARLES
& PARTNERS W1
CHARTERED SURVEYORS



FULLY FURNISHED, HIGH QUALITY EXECUTIVE OFFICE...

11-15 Wigmore Street, is a high-quality office building in a prominent and well-located position. Access is through a manned reception. The first-floor accommodation benefits from a high-quality fit-out, with exemplary board and meeting room suites to the front of the floor. To the rear there is efficient open plan desking for staff, with access to a kitchenette and WC's.

Manned reception	Furnished workspace	Fitted reception	Board & meeting rooms	Open plan dedicated desking	Fitted kitchenette
Air conditioning	Good natural light	Efficient floor plate	6 Person passenger lift	Demised WC's	24 Hr Access



LOCATION

The property is located on the south side of Wigmore Street, close to its junction with Cavendish Square.

Wigmore Street is in the Marylebone Village area, with good access to retail along Oxford Street and the boutique food & beverage offering of Marylebone High Street & St Christopher's Place.

TRANSPORT

Bond Street (4 min walk) Central & Jubilee Lines (The Elizabeth Line is due to open soon, providing Crossrail routes and easy access to Heathrow and outer lying areas)

Oxford Circus (7 min walk) Central, Victoria & Bakerloo lines.

Various bus routes available along Oxford Street.

FLOOR	SIZE (SQ FT)	RENT (PSF)	RATES (PSF)	SC (PSF)	TOTAL COST
1 st	2,886	£55.00	£36.00	£18.00	c.£109.00
Total	2,886 sq ft	C.£160,000	C.£104,000	C.£52,000	c.£315,000

TENURE Leasehold
LEASE Available by way of a new flexible lease direct from the LL for a term by arrangement

EPC Available on request
OTHER Available on completion of legal's.

VIEWING

Strictly by appointment through landlord's joint sole agents:

Edward Charles & Partners
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Ian Bradshaw
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