
TO LET

**Eighth Floor, 101 Wigmore Street
London W1U 1QU**

**High quality fully fitted office with a
private terrace**

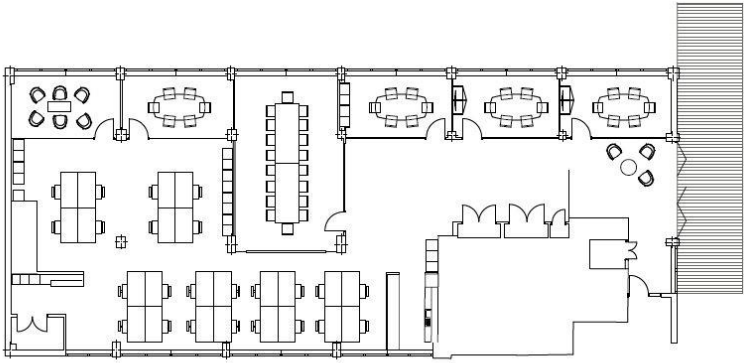
**3,334 Sq Ft
(310 Sq M)**

Eighth Floor, 101 Wigmore Street, London W1U 1QU

DESCRIPTION

101 Wigmore Street is fitted to a high specification and provides a mixture of open plan accommodation, executive offices with excellent natural light, a large boardroom and a large terrace with views across London.

- ✓ Fully fitted
- ✓ Private terrace
- ✓ Air conditioning
- ✓ 3 x passenger lifts
- ✓ 5 meeting rooms and 1 boardroom
- ✓ 38 x desks
- ✓ Excellent natural light
- ✓ Commissionaire



ACCOMMODATION

Net Internal Areas	sq ft	sq m
8th Floor	3,334	310
Total	3,334	310

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES & SERVICE CHARGE

Business Rates are £28.40 per sq ft and Service Charge is £14.32 per sq ft.

TERMS

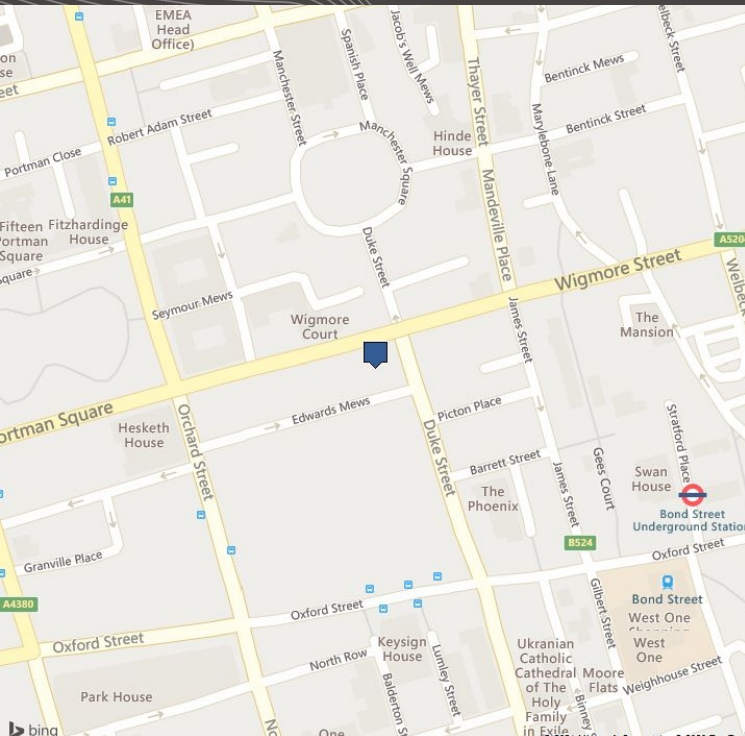
Available by way of an assignment or sublease expiring September 2023. Alternatively a new lease direct from the landlord is available on terms to be agreed.

EPC

EPC report is available upon request.



Eighth Floor, 101 Wigmore Street, London W1U 1QU



LOCATION

The property is located on the south side of Wigmore Street at its junction with Duke Street, adjacent to Selfridges and within walking distance of Mayfair and Marylebone.

The building also has excellent transport links with Bond Street, Oxford Circus and Marble Arch Underground stations (Central, Jubilee, Victoria and Bakerloo lines) all within a short walk.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

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