78 Wigmore Street

Marylebone

8,500 sq ft of exceptional boutique offices and retail space.
Delivering Q4 2026.



Accommodation

The building comprises of 8,500 sq ft of Class E space. Predominantly workspace focused on the 1st-5th floors, with a self-contained ground & lower ground floor retail space.

Floor	sq ft	sq m
5th	989	92
4th	1,359	126
3rd	1,361	126
2nd	1,369	127
1st	1,353	126
Ground - reception	757	70
Sub total	**7,188**	**668**
Ground - retail	593	55
Lower ground - retail	727	68
Total	**8,508**	**123**



Floor plans

Ground floor

Reception: 757 sq ft

Retail: 593 sq ft



Lower Ground

Retail: 727 sq ft



- Retail
- Reception
- Office
- Core
- WCs
- EOJ Facilities

Typical Floors *(1st - 4th)*

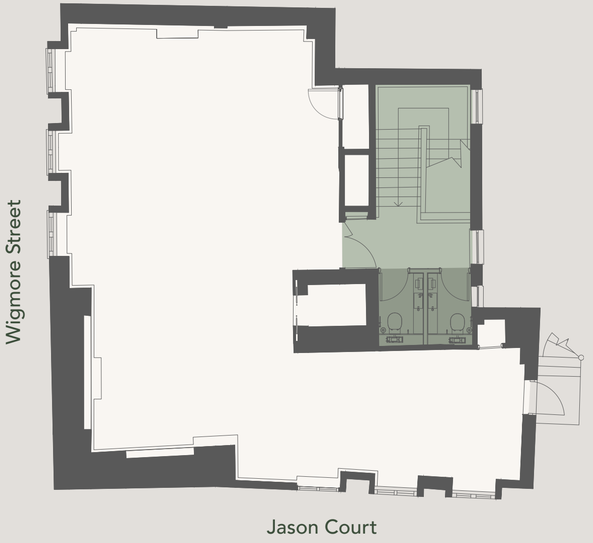
1,369 sq ft

*2nd Floor - CAT A+



Fifth floor

989 sq ft






FLOUR
WATER
SALT
YEAST

Amenity features





Amenity features

Every care and consideration has been undertaken to provide an amenity rich environment, including a dual aspect reception arrival, wellness room and full end of trip facilities - coupled with a market leading internal specification and ESG credentials.

The highlights



4 minutes from Bond St Station & Elizabeth line access



Period corner aspect building



Architectural dual access reception



Bike spaces & lockers



Showers



Lower ground floor multi-purpose wellness room



Delivered to CAT A or CAT A+ on request



VRF air conditioning



LED lighting



1:10 occupational densities



Targeting EPC A



All electric building

A development by

BC|CAP
Blue Coast Capital

Architects

Barr Gazetas

Contact

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