



# 80 Wigmore Street

Marylebone

7,200 sq ft of distinctive boutique workspace,  
blending period character with a prime Marylebone location.



# 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         |
| <b>Sub total</b>      | <b>7,188</b> | <b>668</b> |
| Ground - retail       | 593          | 55         |
| Lower ground - retail | 727          | 68         |
| <b>Total</b>          | <b>8,508</b> | <b>123</b> |



# 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)

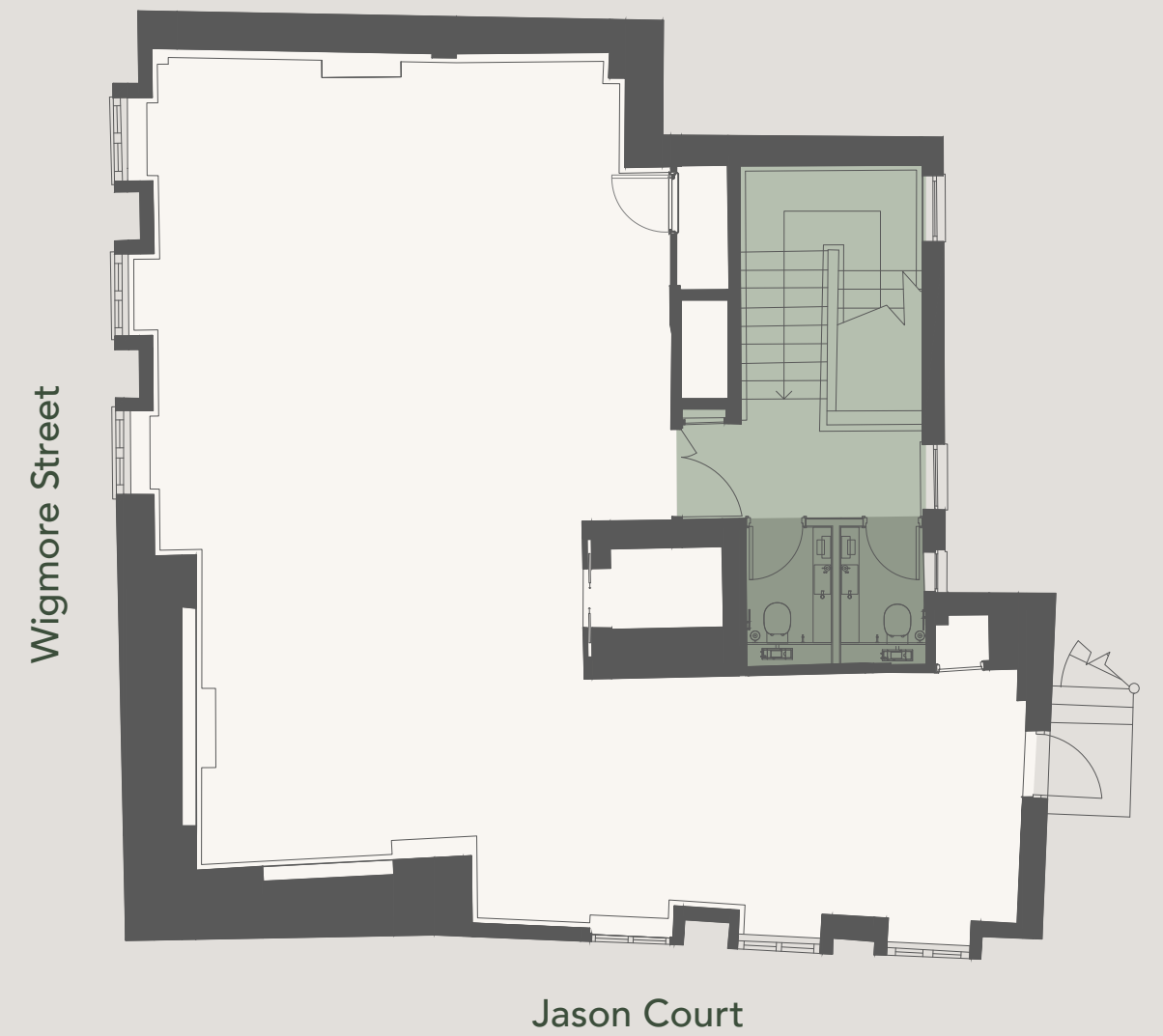
1,369 sq ft

\*2nd Floor - CAT A+



## Fifth floor

989 sq ft







# 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.

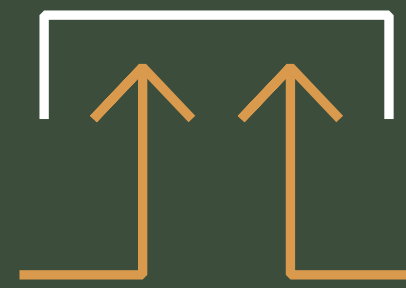
# The highlights



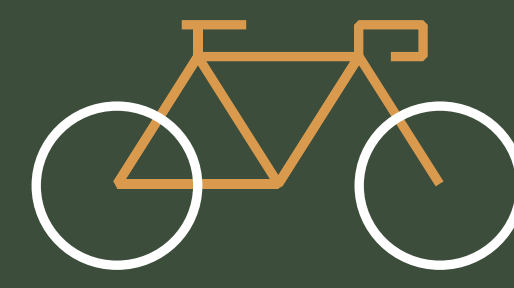
4 minutes from Bond St Station & Elizabeth line access



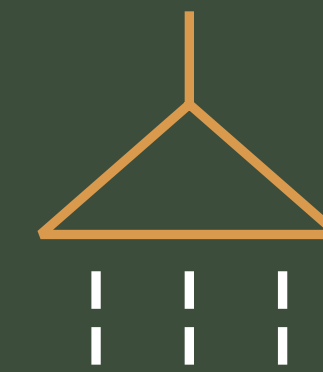
Period corner aspect building



Architectural dual access reception



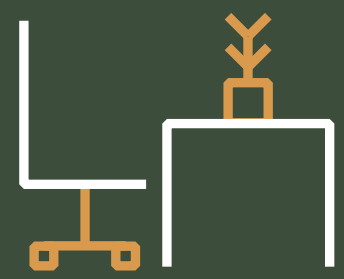
Bike spaces & lockers



Showers



Lower ground floor multi-purpose wellness room



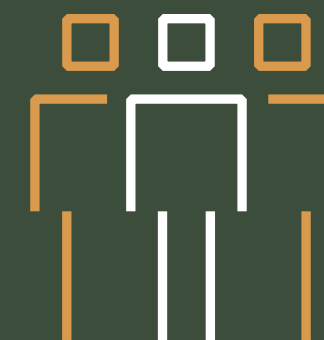
Delivered to CAT A or CAT A+ on request



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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