

100 WIGMORE STREET MARYLEBONE W1

2nd floor - 1,899 SQ FT

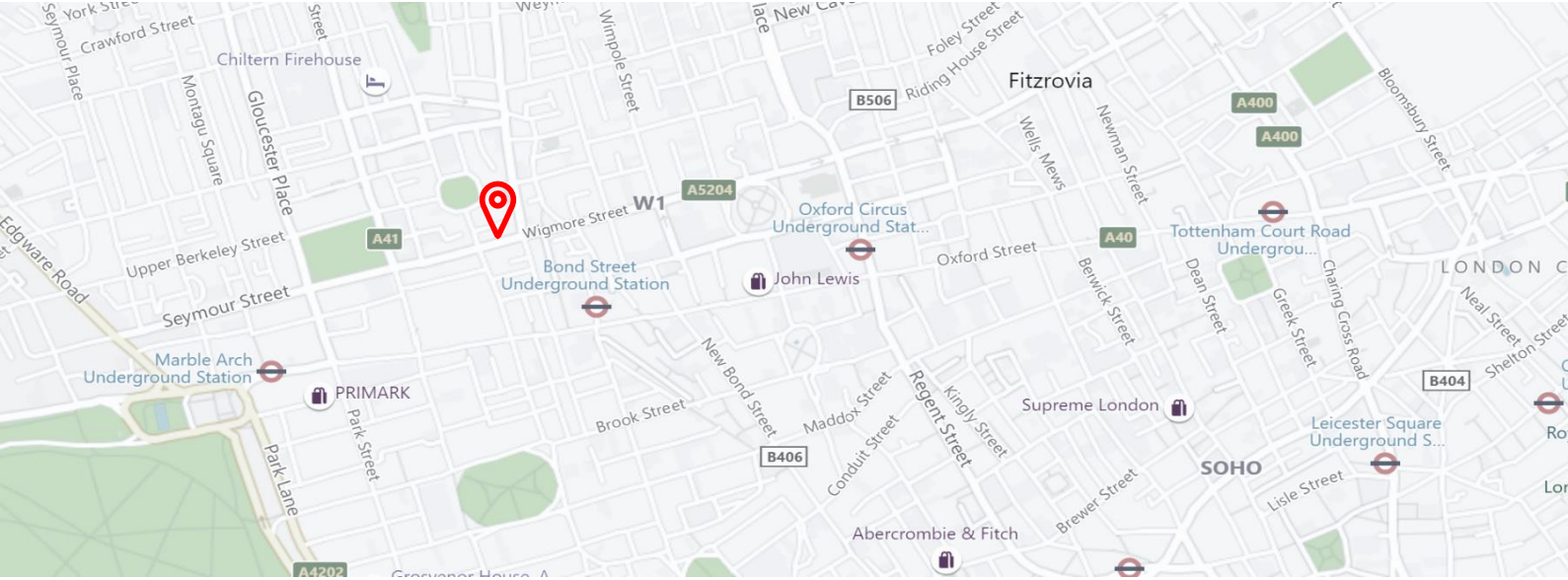
EDWARD CHARLES
& PARTNERS W1
CHARTERED SURVEYORS



EXCEPTIONAL FITTED OFFICE SUITE IN THE HEART OF MARYLEBONE ...

100 Wigmore Street was a Squire & Partners development providing high class, well specified offices behind an imposing and distinctive facade. The floor is currently configured with 12 workstations, two meeting rooms and a generous kitchen and breakout area. The floor benefits further from the following specification:

| | | | | | |
|--------------------------------|---------------------------|---------------------|-------------------------------|--|--------------------------------|
| Beautifully Fitted & Furnished | 12 dedicated workstations | 2 x meeting rooms | Kitchenette & breakout area | Large reception area with commissionaire | Fully accessible raised floors |
| VRF Air Conditioning | Cycle storage and showers | 2 x Passenger lifts | Power and data cabling fitted | LED lighting & Comfort cooling | Demised WC's |



LOCATION

100 Wigmore Street is situated close to the junction of Mandeville Place in the heart of Marylebone. Bond Street underground is only a few moments away.

There is an abundance of amenities in the locality including eateries such as; The Ivy Café, Harry's brasserie, cocochan, Bone Daddies, Tommy's and Hoppers to name a few, with Selfridges just across the road.

TRANSPORT

Bond Street (1 min walk) Central & Jubilee Lines

Marble Arch (6 min walk) Central Line

Oxford Circus (8 min walk) Central, Victoria & Bakerloo Lines

Crossrail is due to open at Bond Station in Q1-21 .

| FLOOR | SIZE (SQ FT) | RENT (PSF) | RATES (PSF) | SC (PSF) | AVAILABILITY |
|-------|--------------|------------|-------------|----------|--------------|
| 2nd | 1,899 sq ft | £82.50 | C.£36 | £18.50 | Now |

TENURE Leasehold

EPC B

LEASE Available by way of an assignment until May 2023 outside the L&T Act 1954 Part II as amended.

OTHER Available on completion of legal formalities.

[Link to Virtual Walkthrough](#)

VIEWING

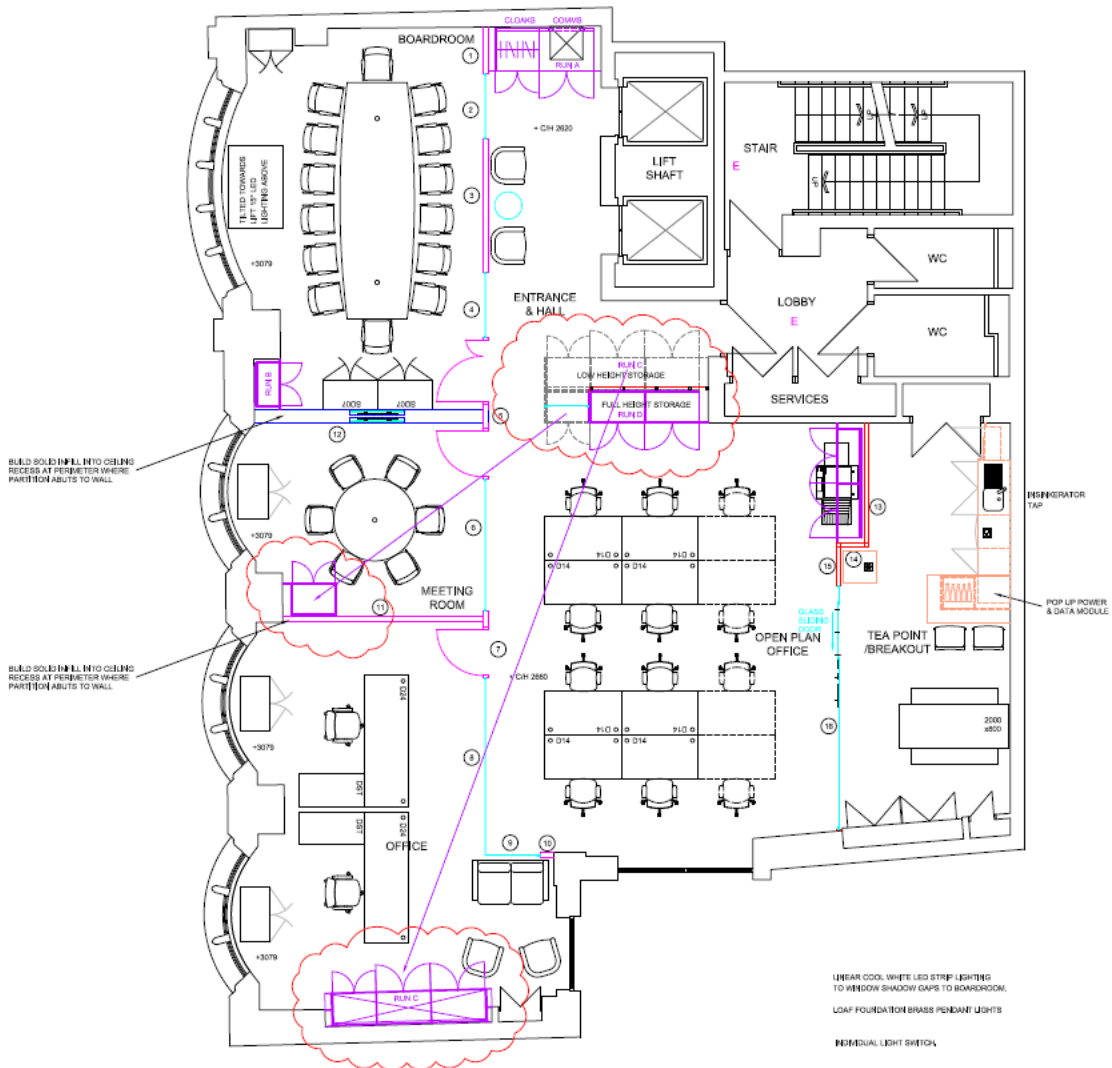
Strictly by appointment through joint agents:

Edward Charles & Partners
020 7009 2300

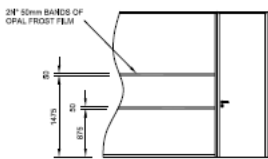
Mark Phillips
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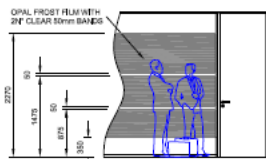
Richard Townsend
Richard.townsend@allsop.co.uk
Harry Theakston
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- LINEAR COOL WHITE LED STRIP LIGHTING TO WINDOW SHADOW GAPS TO BOARDROOM.
- LOAF FOUNDATION BRASS PENDANT LIGHTS
- INDIVIDUAL LIGHT SWITCH
- 800x800 COOL WHITE LED 4000K PANELS.
- 180mm CIRCULAR COOL WHITE LED LIGHTING
- DOUBLE SOCKETS OUTLET
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- PIR SENSOR
- 1x EMERGENCY SPOT LIGHTS
- 4 COMPARTMENT FLOOR BOXES.
- WORKTOP MOUNTED POP UP POWER & DATA MODULE



MANIFESTATION DETAIL
(Directors office, tea point)
& meeting room)



MANIFESTATION DETAIL
(Board room)