

**WILTSHIRE  
DANIELS**

CONNECTING PEOPLE TO  
PROPERTY SINCE 1985



## **86-87 WIMPOLE STREET, LONDON W1**



**CONTEMPORARY FIRST FLOOR OFFICE SUITE  
IN FINE PERIOD BUILDING**

**TO LET**

**1,104 sq ft – 102.56 sq m**

**LOCATION**

The property is prominently located on the corner of Wigmore Street and Wimpole Street in the heart of Marylebone being a short walk from both Bond Street and Oxford Circus underground stations. There are a wide variety of shops and restaurants in the immediate vicinity, in Marylebone High Street and Oxford Street.

**ACCOMMODATION**

The first floor accommodation comprises contemporary styled offices uniquely all front facing overlooking Wigmore Street and Wimpole Street, having an approximate floor area of:

**First floor**                      **1,104 sq ft – 102.56 sq m**

**AMENITIES**

- \* Attractive prominent period corner building
- \* Beautiful offices – all front facing
- \* Contemporary finishes with plaster ceilings
- \* High ceilings and period features
- \* Recessed lighting
- \* Timber floors
- \* Passenger Lift
- \* Comfort Cooling
- \* Exquisite leaded light windows
- \* Underfloor trunking and network cabled
- \* High quality male and female WC facilities
- \* Large kitchen facility

**LEASE**

For a term expiring 30th June 2025 or a longer lease for a term by arrangement

**RENT**

£75,000.00 per annum

**RATES**

£29,000.00 per annum estimated

**SERVICE CHARGE**

£12,000.00 per annum approximately

**LEGAL COSTS**

Each party to be responsible for their own legal costs.

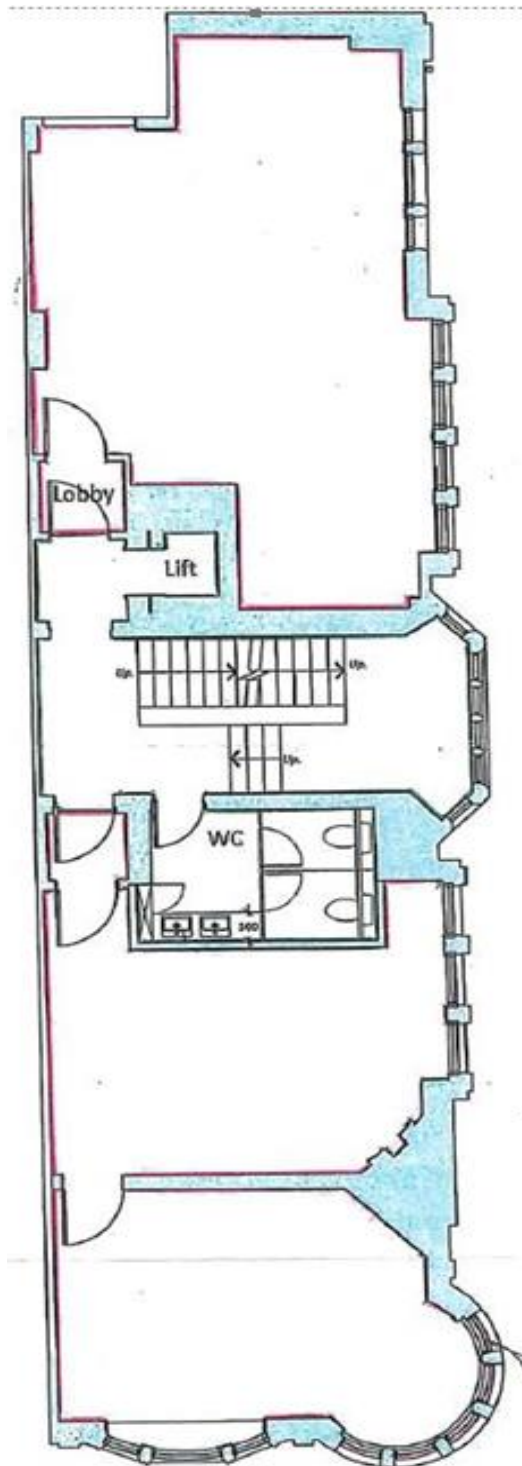
**VIEWING**

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