

**WILTSHIRE
DANIELS**

CONNECTING PEOPLE TO
PROPERTY SINCE 1985



86-87 WIMPOLE STREET, LONDON W1

**CONTEMPORARY FIRST FLOOR OFFICE SUITE IN THE
HEART OF MARYLEBONE
1,104 sq ft/ 102.56 sq m**



**ADDITIONAL GROUND FLOOR AVAILABLE with WINDOW
FRONTAGE and PRIVATE STREET ENTRANCE
430 sq ft /40 sq m**

***ALL FRONT FACING SPACE ***

*** RENT NOT VATABLE ***

*** SUITABLE FOR OFFICE OR SHOWROOM USE ***

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
Ground floor	430 sq ft – 40 sq m
TOTAL	1,534 sq ft - 142.56 sq m

Additional ground floor suite could be taken in conjunction with the first floor benefiting from window frontage and its own street door to Wimpole Street (if required).

AMENITIES

- * Attractive prominent period corner building
- * Beautiful offices – all front facing
- * Contemporary finishes with plaster ceilings
- * High ceilings and 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
- * Option of ground floor with window frontage and own street door.

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

RENT £75,000.00 per annum. Not subject to VAT

RATES £31,800.00 per annum 2022/23

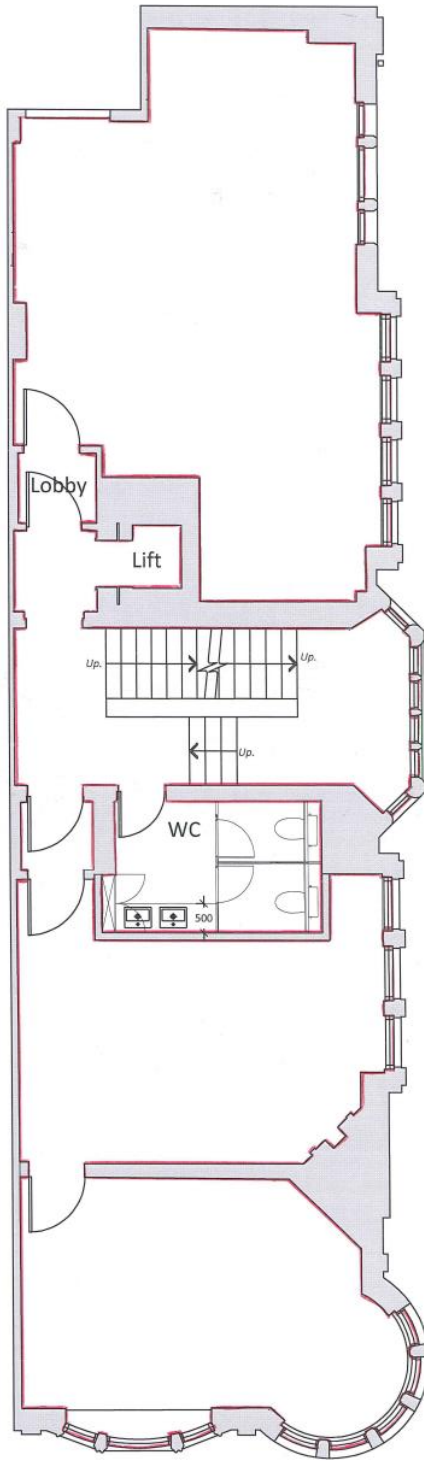
SERVICE CHARGE £10,000.00 per annum, plus VAT including office cleaning, electricity and building insurance

GROUND FLOOR Ground floor
430 sq ft – 40 sq m
£65,000 per annum for the part ground floor fully inclusive no VAT
Rates £12,400.00 per annum 2022/23

LEGAL COSTS Each party to be responsible for their own legal costs.

VIEWING Daniel Isaacs
Wiltshire Daniels
020 7529 5559
dbi@wiltshiredaniels.com

First floor plan



Ground floor plan

