

**WILTSHIRE
DANIELS**

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PROPERTY SINCE 1985



86-87 WIMPOLE STREET, LONDON W1

**CONTEMPORARY GROUND FLOOR OFFICE SUITE IN THE
HEART OF MARYLEBONE**

430 sq ft/ 40 sq m



WINDOW FRONTAGE and PRIVATE STREET ENTRANCE

*** 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 ground floor accommodation comprises contemporary styled offices with window frontage approached via an attractive entrance lobby or via its own street door to Wimpole Street having an approximate floor area of:

Ground floor 430 sq ft – 40 sq m

AMENITIES

- * Attractive prominent period corner building
- * Beautiful offices
- * Contemporary finishes with plaster ceilings
- * High ceilings and Recessed lighting
- * Timber floors
- * Comfort Cooling
- * Exquisite leaded light windows
- * High quality male and female WC facilities
- * Large shared kitchen facility

LEASE

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

RENT

£65,000.00 per annum fully inclusive. Not subject to VAT

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

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Ground floor plan







