

**WILTSHIRE
DANIELS**

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PROPERTY SINCE 1985



86-87 WIMPOLE STREET, LONDON W1



***SELF-CONTAINED GROUND FLOOR AND LOWER GROUND FLOOR WITH WINDOW STREET FRONTAGE ***

SECOND FLOOR OFFICE AVAILABLE SEPARATELY OR TOGETHER

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

*** RENT NOT VATABLE ***

**Ground/lower ground and second floor
355/430 and 1,060 sq ft**

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 on Wimpole Street.

There are also additional lower ground offices which can be taken with or without the ground floor with access via stairs, making a self-contained ground floor and lower ground floor unit with its own entrance.

The second floor accommodation comprises contemporary styled offices uniquely all front facing overlooking Wigmore Street and Wimpole Street, being fully fitted and furnished to a high standard.

Ground floor	430 sq ft	40 sq m
Lower Ground floor	355 sq ft	33 sq m
Second floor	1,060 sq ft	98 sq m

AMENITIES

- * Attractive prominent period corner building
- * Beautiful offices – all front facing
- * Contemporary finishes with plaster ceilings
- * High ceilings
- * 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

Floor	floor area sq ft	Net rent per sq ft	Rates per sq ft	Service charge* per sq ft
Lower ground	Print room 165 Kitchen 190	£50.00	£14.00 est	£9.50 est
Ground	430 (tbc)	£120.00	£29.00 est	£9.50 est
Second	1,060	£92.50	£29.00 est	£9.50 est

* Service charge to include electricity, cleaning and building insurance

LEASE

New lease(s) for a term by arrangement

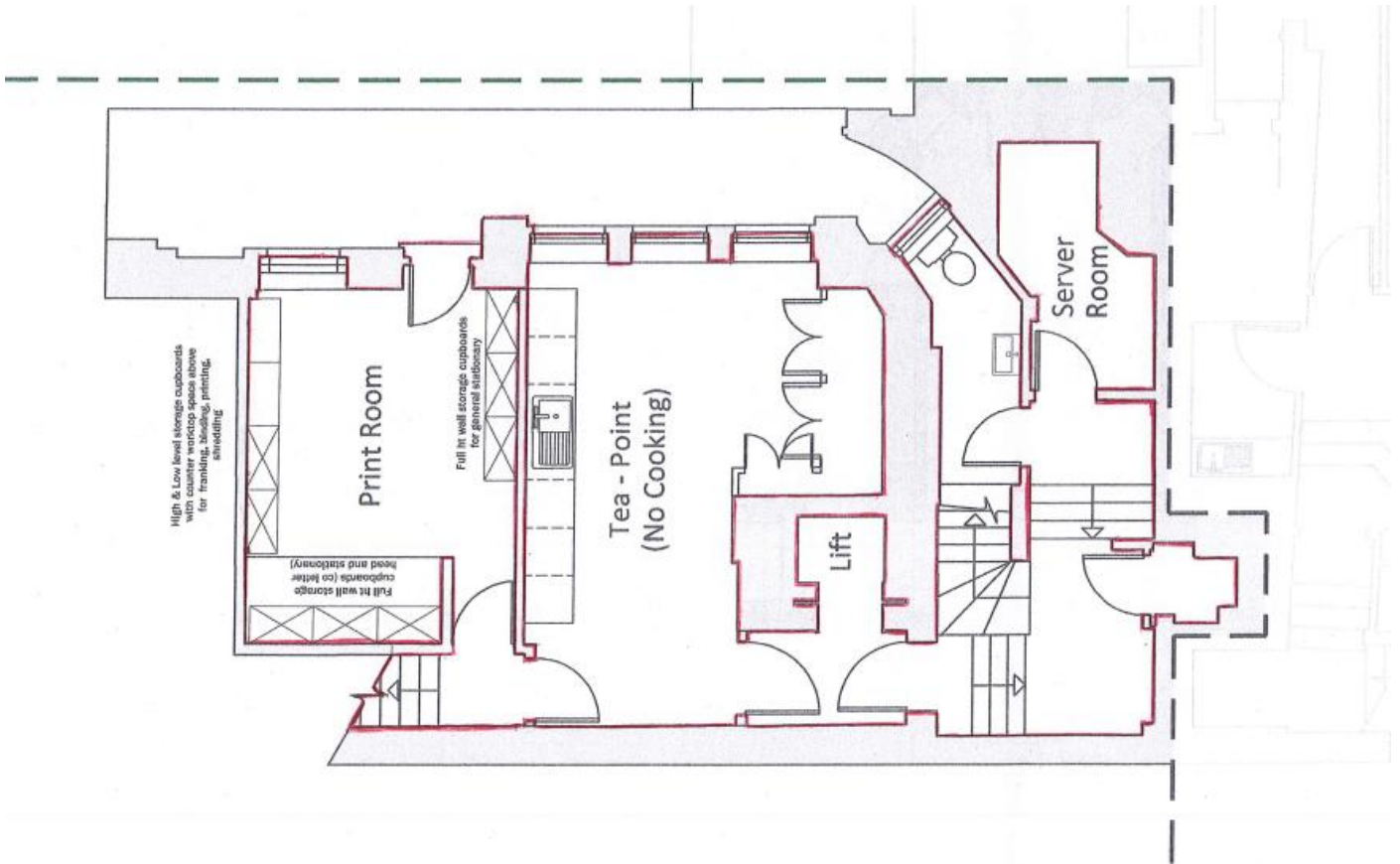
LEGAL COSTS

Each party to be responsible for their own legal costs.

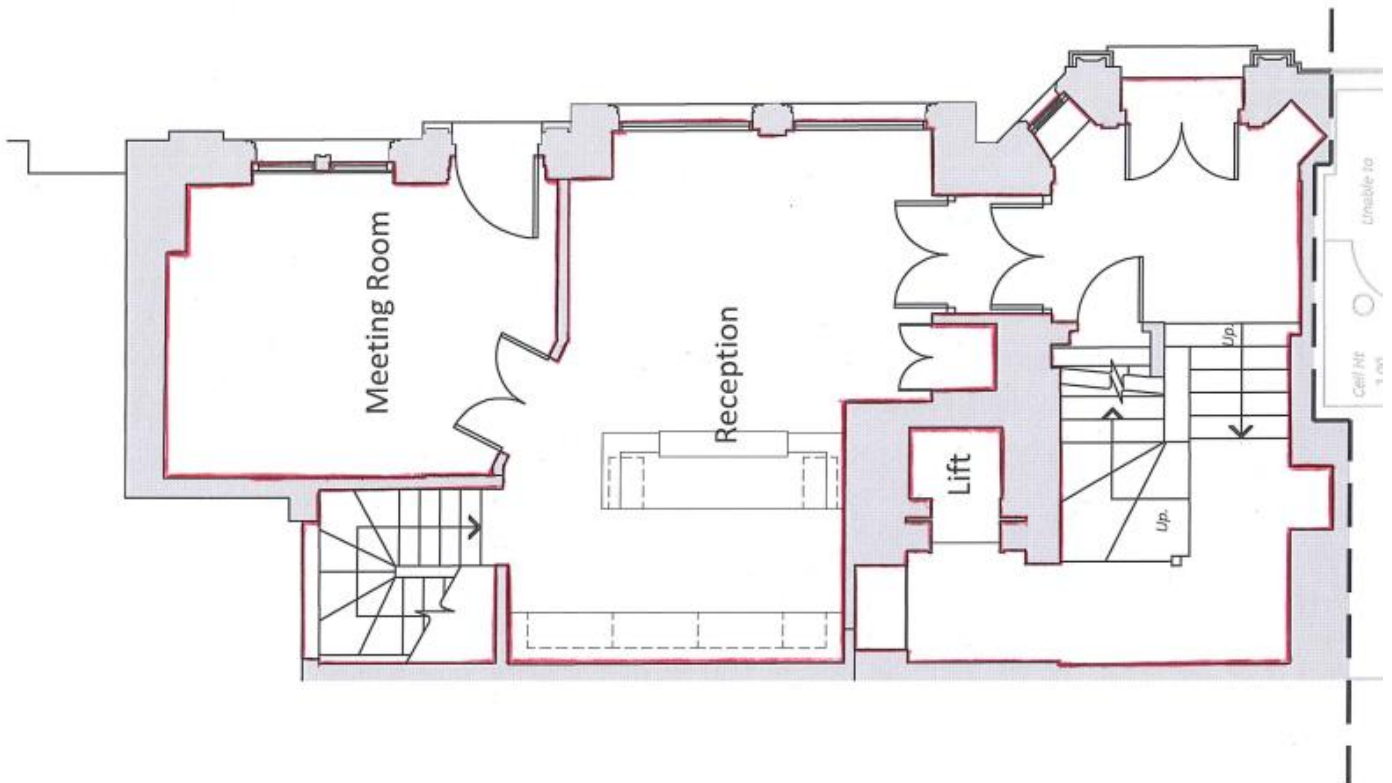
VIEWING

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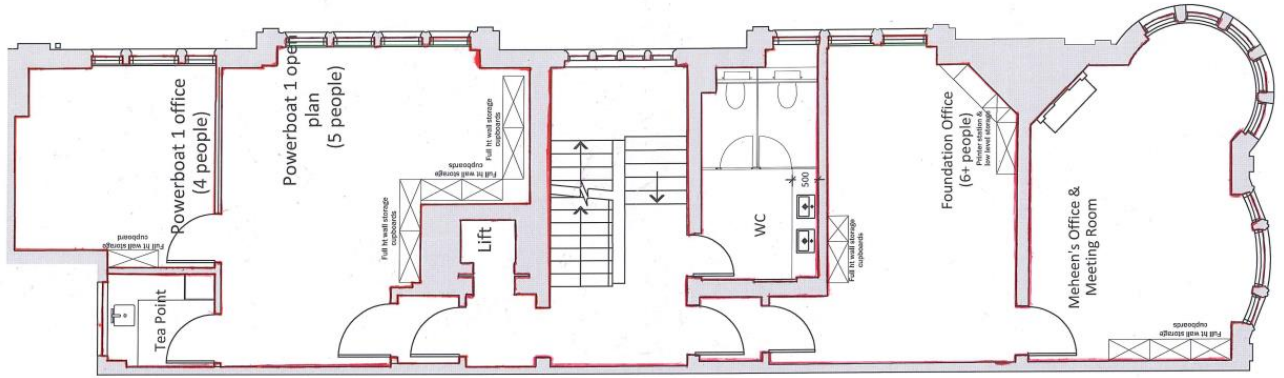
Lower Ground floor plan



Ground floor plan



Second floor plan





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