

**WILTSHIRE  
DANIELS**

CONNECTING PEOPLE TO  
PROPERTY SINCE 1985



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

**SUITABLE FOR OFFICE/RETAIL/SHOWROOM/GALLERY USE**

**SHORT TERM POP UP OR NEW LEASE**



**STUNNING GROUND FLOOR WITH WINDOW FRONTAGE  
& DEDICATED ENTRANCE DOOR IF REQUIRED**

**475 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 suite in this very attractive building with window frontage and approached via an attractive entrance lobby or via its own street door on Wimpole Street.

Ground floor                      475 sq ft                      44 sq m

**AMENITIES**

- \* Attractive prominent period building
- \* Exquisite offices/showroom
- \* Contemporary finishes with plaster ceilings
- \* High ceilings – 3.13m
- \* Recessed lighting
- \* Comfort Cooling
- \* Original leaded light windows
- \* High quality male and female WC facilities

**RENT**

£50,000.00 per annum

**RATES**

£13,631.00 per annum estimated

**SERVICE CHARGE**

£12.50 per sq ft include electricity, cleaning and building insurance

**LEASE**

New lease for a term by arrangement

**LEGAL COSTS**

Each party to be responsible for their own legal costs.

**VIEWING**

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



Ground floor





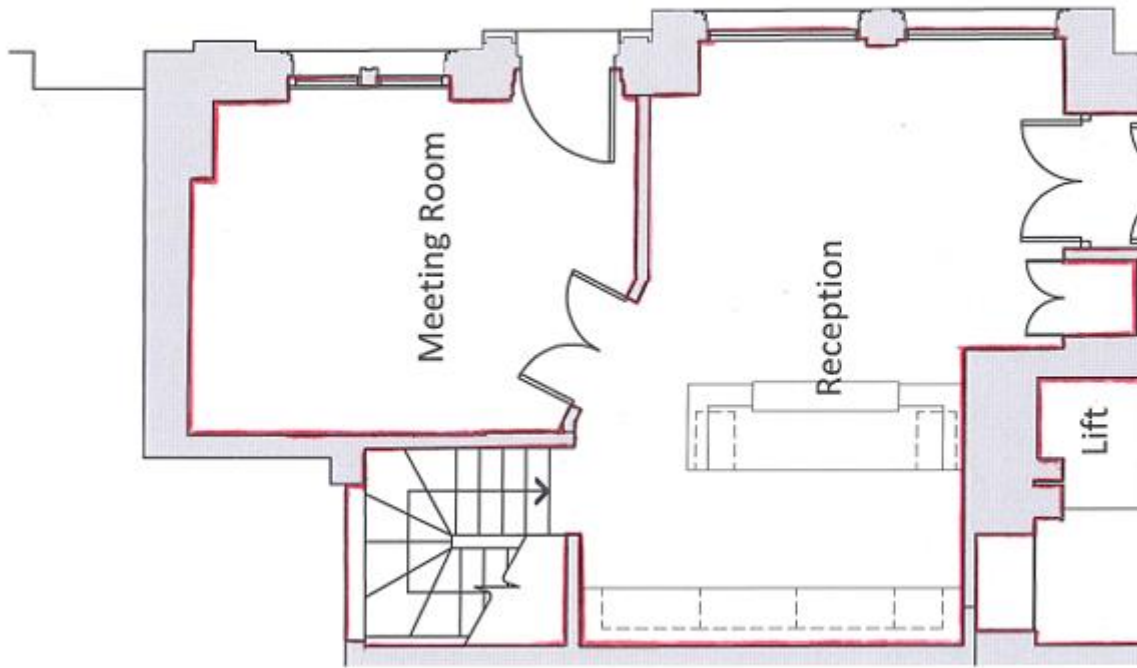


Entrance foyer



WCs





2.25