

# 11-15

WIGMORE STREET W1



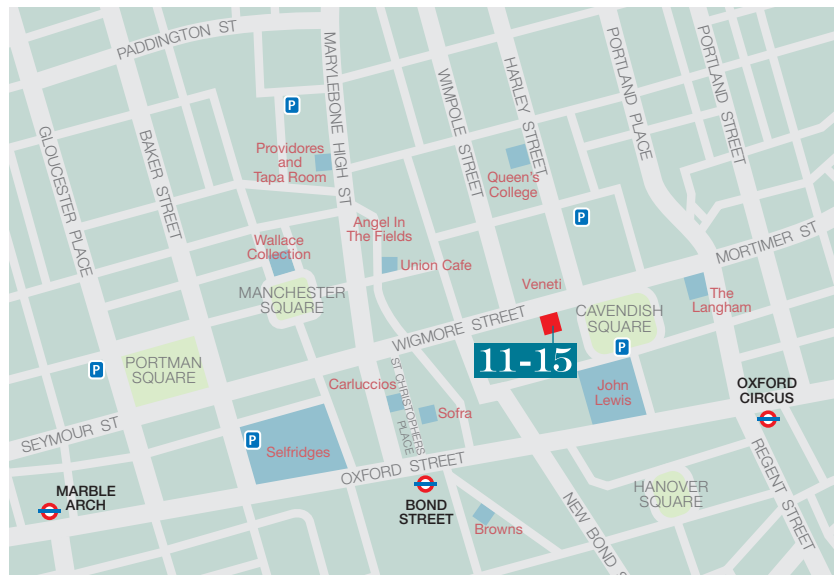
Fully refurbished Grade A  
air conditioned office accommodation to let  
in the heart of London's West End

**3rd floor - 2,776 sq ft** (257.9 sq m)

## LOCATION

The property is located on the south side of Wigmore Street close to its junction with Cavendish Square. The area benefits from excellent staff amenities including numerous restaurants, shops and department stores.

Oxford Circus, Bond Street and Marble Arch Underground Stations are within walking distance of the property. Bus routes run along Oxford Street providing links to London's wider transport network.



## DESCRIPTION

11-15 Wigmore Street is a period building which has been refurbished over recent years, and commands a prominent position on Wigmore Street. The available accommodation is accessed via a manned reception hall and comprises the 3rd floor. The floor is fully self-contained, column free, providing very bright, efficient and flexible accommodation suitable for a very wide range of potential occupiers.



**3rd FLOOR 2,776 sq ft (257.9 sq m)**

## SPECIFICATION

- Newly refurbished
- New VRF Air Conditioning
- Fully Accessible Raised Floors
- Metal Tiled Suspended Ceiling
- Integral light fittings
- Self Contained M+F WCs
- Good Natural Light
- Clear Floor Plate
- 6 Person Passenger Lift
- Manned Reception

## TERMS

**Lease:** A new lease is available by arrangement.

**Rent:** Upon application.

**Possession:** Immediate upon completion of legal formalities.

**EPC:** A full Energy Performance Certificate is available upon request.

**Viewing:** Strictly by appointment through the joint sole agents.

Ian Franklin



Tony Parrack / Ian Bradshaw

