

110 WIGMORE STREET.

LONDON, W1U 3RW

REFURBISHED FIRST FLOOR OFFICE

LOCATION

110 Wigmore Street is situated on the north side at the junction with Duke Street bordering Manchester Square. The building is a moment's walk from Selfridges and the world renowned shopping on Oxford Street and Bond Street. The area is well served by an extensive variety of cafés, bars and restaurants including the vibrant Marylebone High Street and St Christopher's Place.

The property is situated in an ideal location, with the newly finished Bond Street Station, less than 5 minutes walk, providing access to the Elizabeth, Central and Jubilee Lines and Marble Arch and Oxford Circus also nearby providing additional connections to the Bakerloo, Victoria,



LOCATED A SHORT
WALK FROM
SELFRIDGES,
MARYLEBONE &
BOND STREET.



DESCRIPTION

The office floors have recently undergone a full CAT A refurbishment. Each floor will provide open plan accommodation benefitting from no columns and excellent natural light on two elevations.

SPECIFICATION

- Fully refurbished
- Kitchenette
- New carpet
- Air conditioning
- Fully accessible raised floors
- New metal tile ceiling with LED lighting throughout
- Commissionaire
- Automatic passenger lift
- 24 hour access
- Superb natural light

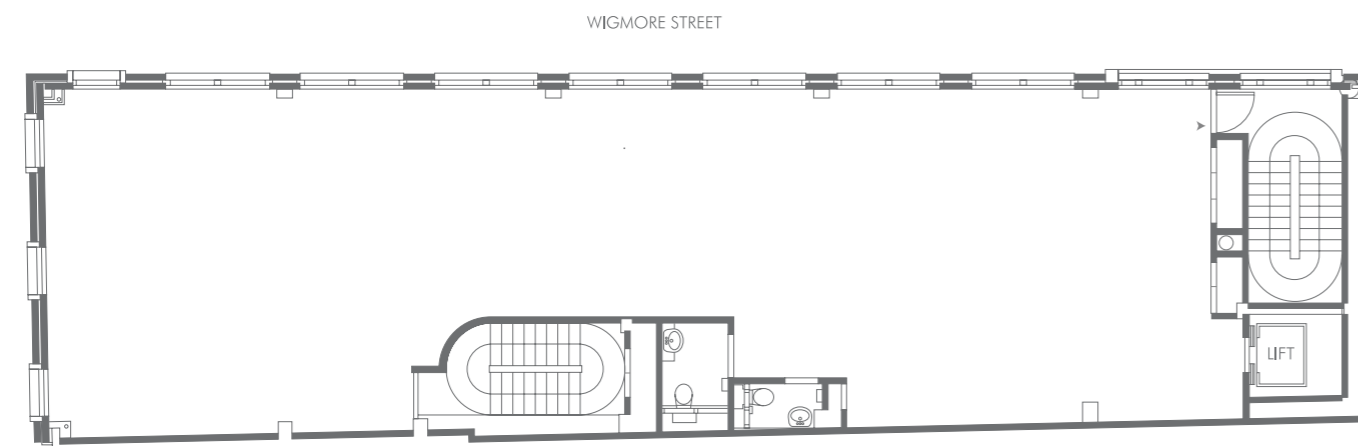
ACCOMMODATION

The available space is located over 1st as follows:

Description	Sq Ft	Sq M
1st Floor	1,921	178.45
Total	1,921	1,921



FLOOR PLAN





LEASE

A new lease is available directly from the landlord.

RENT

Price on Application

EPC

D-89

FURTHER INFORMATION

For further information, or to arrange an inspection please contact:

Levy Real Estate:

Simon Tann

T: 07748 180 198

E: simon.tann@levyrealstate.co.uk

Meg Carr

T: 07896 899 798

E: megan.carr@levyrealstate.co.uk

BDG Sparkes Porter

Will Ewing

T: 07951 587 336

E: will.ewing@bdgsp.co.uk

Gregory Porter

T: 07973 504 356

E: gregory.porter@bdgsp.co.uk

Ross Blanchflower

T: 07734 365 141

E: ross.blanchflower@bdgsp.co.uk

MISREPRESENTATION ACT 1967 - Levy Real Estate LLP and BDG Sparkes Porter for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. June 2023

BDG Sparkes Porter



RATES

£36.25 per sq ft

SERVICE CHARGE

£15.10 per sq ft