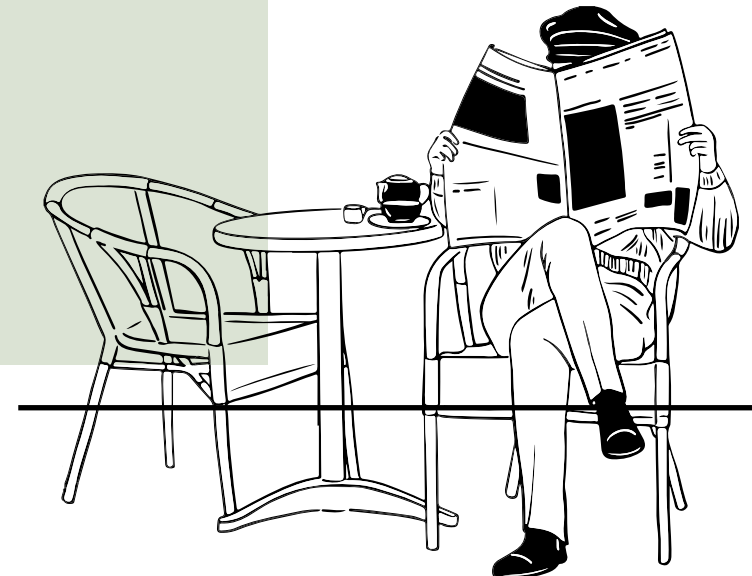
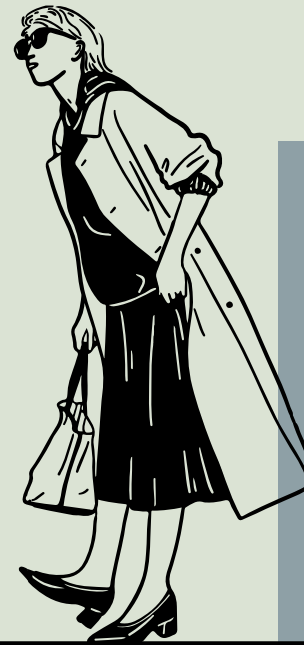




WIGMORE STREET

MARYLEBONE



PRIME MARYLEBONE

Set in a prime Marylebone location, 94-96 Wigmore Street offers 700-10,500 sq ft of high-quality, fully fitted and furnished office space. The building offers end of trip facilities, a passenger lift, LED lighting and VRV air conditioning.

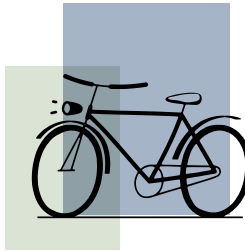




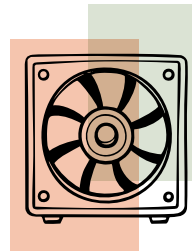
HIGHLIGHTS



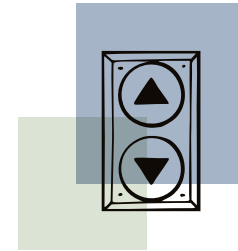
Fully Fitted and
Furnished Floors



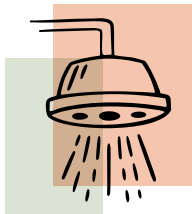
Cycle Storage



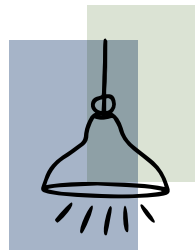
VRV Air Conditioning



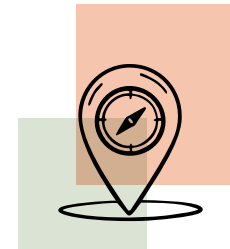
Passenger Lift



Shower (to be installed)



LED Light



Prime Marylebone Location

Decorative geometric shapes in orange, green, and brown.





AVAILABILITY

FLOOR	SQ FT	SQ M
6th	677	63
5th	794	74
4th	791	74
3rd	792	74
2nd	788	73
1st	2,486	231
G	2,061	191
LG	2,143	199
TOTAL	10,532	979

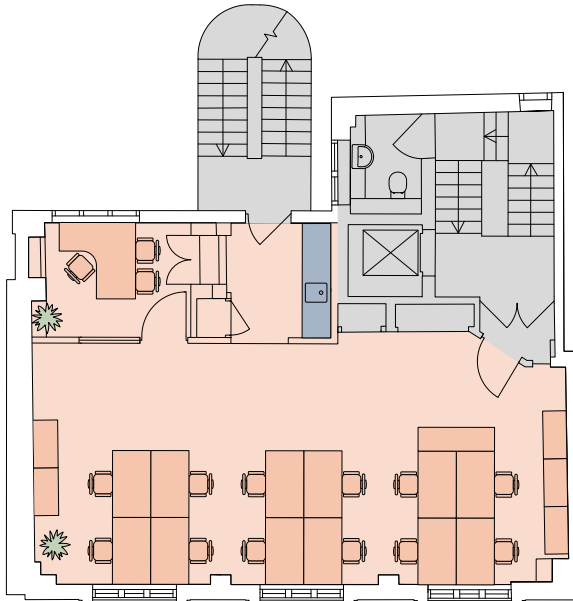
TYPICAL FLOOR PLANS

4TH FLOOR

791 SQ FT | 74 SQ M

Workstations	12
Private Office	1
Teapoint	1

- Office floor
- Core
- Teapoint



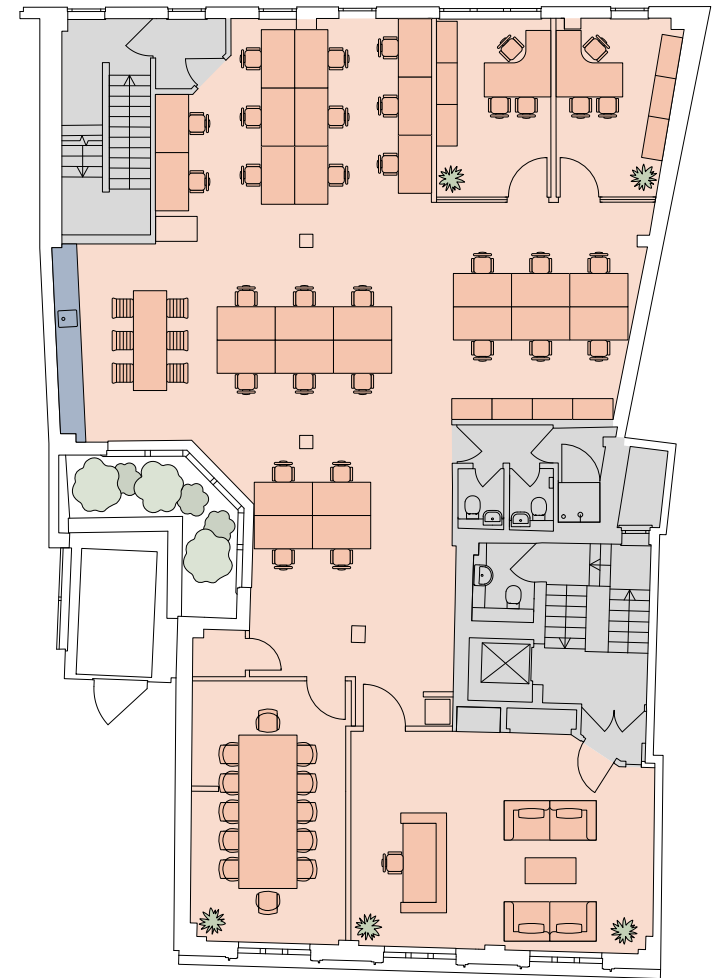
WIGMORE STREET

1ST FLOOR

2,486 SQ FT | 231 SQ M

Workstations	27
Boardroom	1
Reception	1
Private Office	2
Teapoint	1
Breakout Area	1

- Office floor
- Core
- Teapoint



WIGMORE STREET





CHIC MARYLEBONE

Located in the heart of the chic Marylebone neighbourhood, renowned for its independent boutiques, high-quality restaurants, and trendy hotels, this area also offers excellent transport links with Bond Street and Oxford Circus just a few minutes' walk away.



Chiltern Firehouse



94
96

WIGMORE STREET

WIGMORE ST

ST
CHRISTOPHER'S
PLACE

BOND STREET
4 MINS

OXFORD CIRCUS
10 MINS

MARBLE ARCH
10 MINS

SELFRIDGES

Monkey & Me

PAUL

Monocle
Sunspe

PADDINGTON
STREET
GARDENS

FRAME
Aubaine
Mejuri

Caroline Gardner

The Cavendish

Monica Vinader

Le Relais de Venise

Third Space

The Marylebone

Royal China Club

The Wallace Collection

Kobox

Santo Mare

Nobu

Home House

PORTMAN
SQUARE
GARDENS

Hyatt Regency

Locanda Locatelli

Daisy Green

KOL

Zollo

Koibird

Lina Stores

Delamina

BAO

Arôme

Flat Iron

Harry's

Arcadia Missa

The Bowl

Burger & Lobster

Bread & Co

Chisou Sushi & Izakaya

L'ETO

The Caviar Bar

The MAINE

Castle Fine Art

Plants by
Deliciously Ella

Mercato

ROKA

NAC

The Beaumont

Claridge's

La Petite Maison

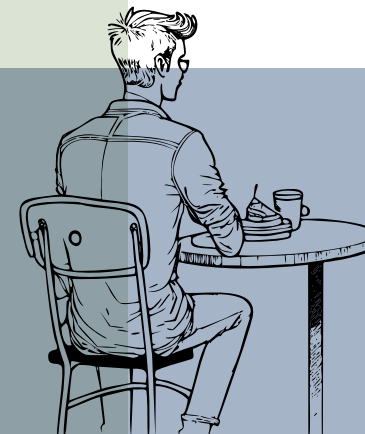
Mandarin
Oriental

Fenwick



WIGMORE STREET

MARYLEBONE



CROSSLAND OTTER HUNT

NICK SINCLAIR

nick@coh.eu

07970 511730

PHIL FRENAY

phil@coh.eu

07818 566174

BUREAU

CATHERINE ALEXANDER

catherine@bureauoffice.co.uk

07811 111600

Important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991: (i) the particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or occupiers 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. December 2025

Marketing: [Stuart Chapman Design](#)