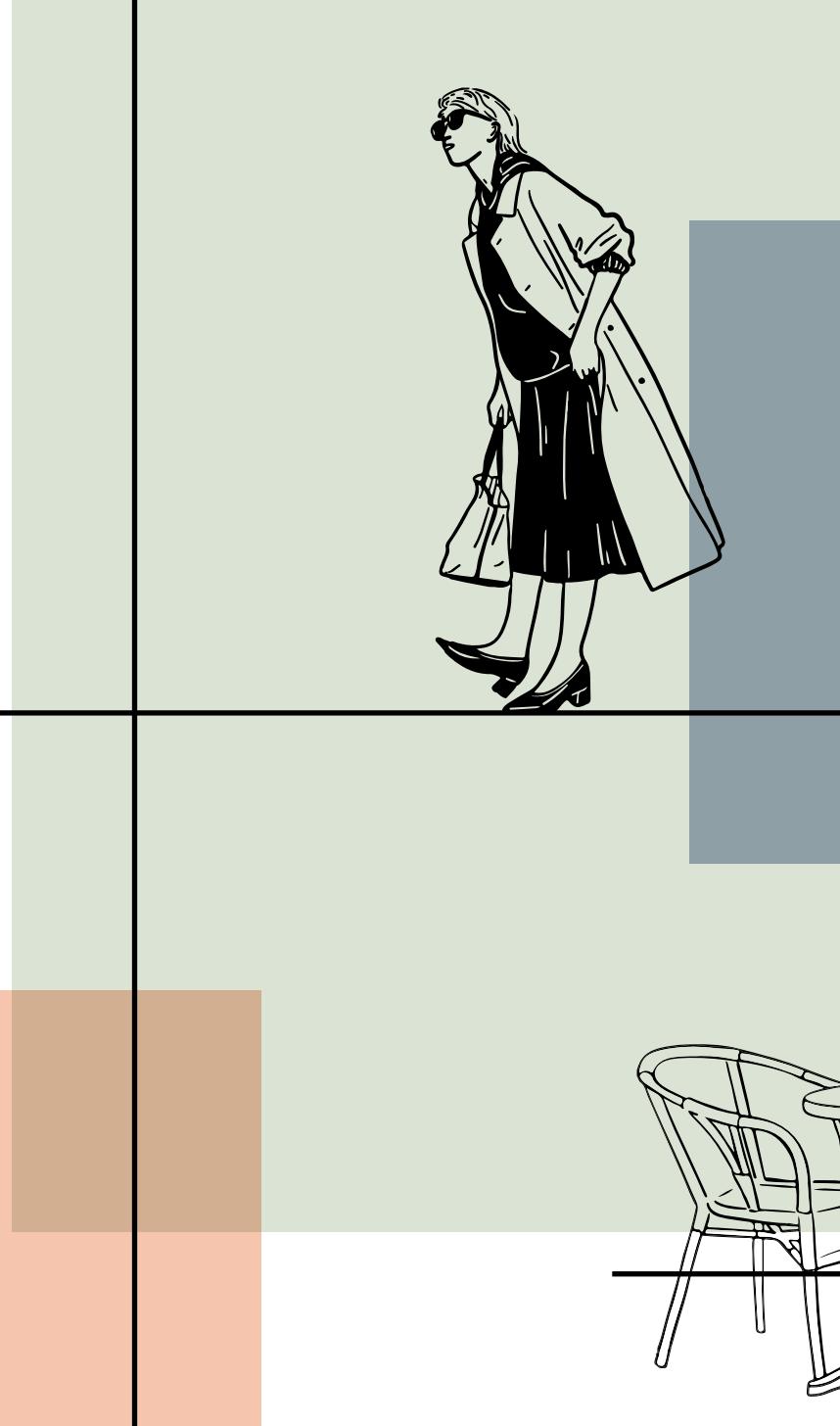


94
96

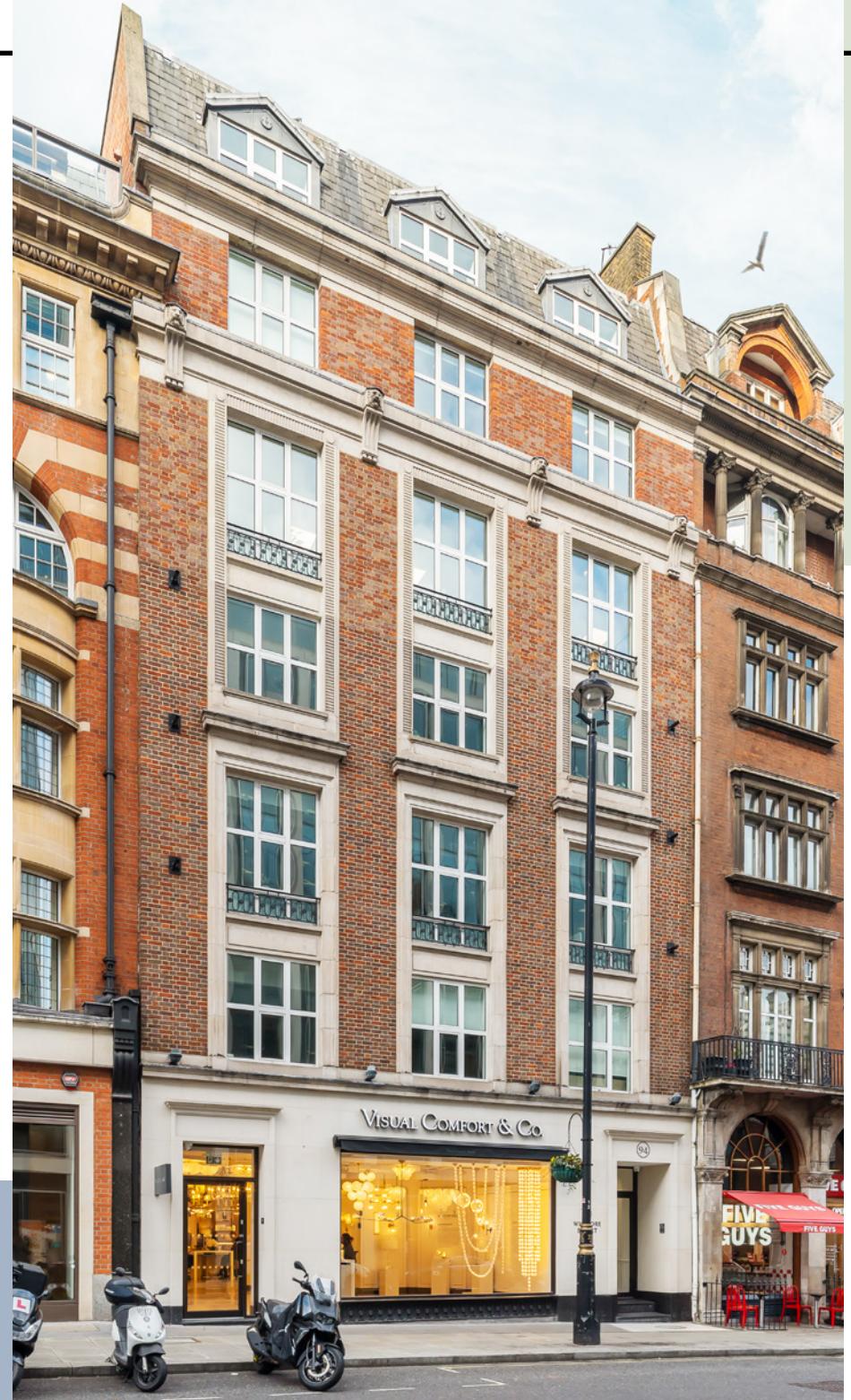
WIGMORE STREET

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.

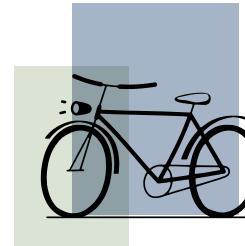




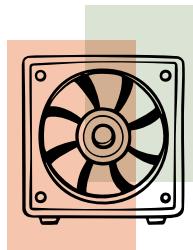
HIGHLIGHTS



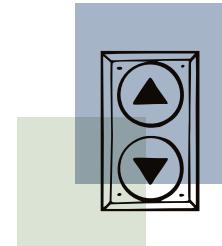
Fully Fitted and
Furnished Floors



Cycle Storage



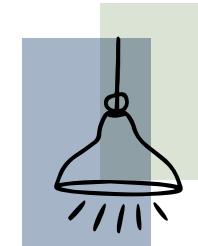
VRV Air Conditioning



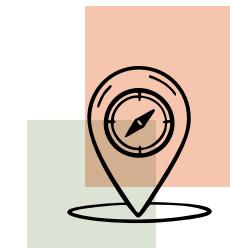
Passenger Lift



Shower (to be installed)



LED Light



Prime Marylebone Location





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

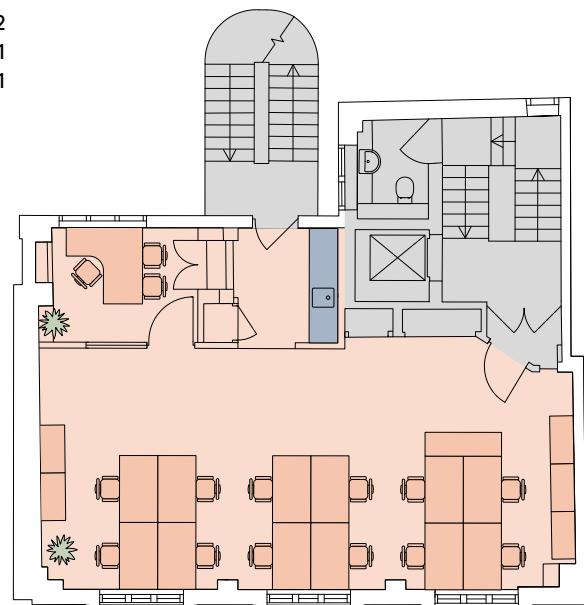
TYPICAL FLOOR PLANS

4TH FLOOR

791 SQ FT | 74 SQ M

Workstations	12
Private Office	1
Teapoint	1

- Office floor
- Core
- Teapoint



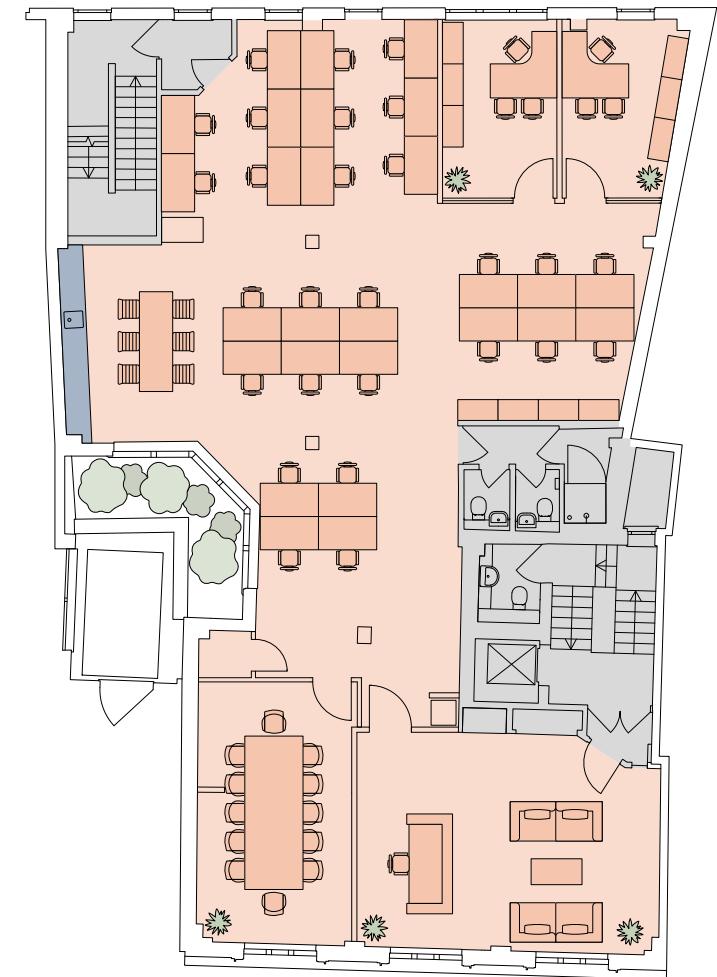
WIGMORE STREET

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.



Monkey & Me

PAUL

Monocle

Sunspel

Chiltern Firehouse

PADDINGTON
STREET
GARDENS

FRAME

Aubaine

Mejuri

Granger & Co

MARYLEBONE HIGH ST

Caroline Gardner

Monica Vinader

Le Relais de Venise

Third Space

The Marylebone

The Ivy Cafe

NEW CAVENDISH ST

PORTLAND PL

HARLEY ST



94
96

WIGMORE STREET

Gloucester PL

BAKER ST



Royal China Club
The Wallace Collection

Kobox

Santo Mare

Nobu

Home House

PORTMAN
SQUARE
GARDENS

Hyatt Regency

Locanda Locatelli

Daisy Green

SEYMOUR ST

KOL

London Marriott



Koibird

Lina Stores

Delamina

Zollo

BAO

Arôme

Flat Iron

Harry's



BOND STREET

4 MINS

Chisou Sushi & Izakaya

L'ETO

The Caviar Bar

The MAINE

NEW BOND ST

Castle Fine Art

Claridge's

La Petite Maison

Fenwick

Mandarin Oriental



SELFRIDGES

Burger & Lobster

Mercato

The Beaumont

NAC

The Bowl

Bread & Co

Plants by
Deliciously Ella

Claridge's

La Petite Maison

Fenwick

Mandarin Oriental

OXFORD CIRCUS

10 MINS



John Lewis

OXFORD ST

NEW BOND ST

Chisou Sushi & Izakaya

L'ETO

The Caviar Bar

The MAINE

NEW BOND ST

Castle Fine Art

Claridge's

La Petite Maison

Fenwick

Mandarin Oriental

MARBLE ARCH

10 MINS



OXFORD ST

Virgin Active

London Marriott

NAC

ROKA

NAC

Monocle

NAC

Mejuri

NAC

Granger & Co

NAC

Caroline Gardner

NAC

Monica Vinader

NAC

Le Relais de Venise

NAC

The Cavendish

NAC

Third Space

NAC

The Marylebone

NAC

Back on Track

NAC

Wigmore Hall

NAC

Wigmore Hall

NAC

Les 110 de Taillevent

NAC

2 Veneti

Market Halls

OXFORD CIRCUS

10 MINS



94
/ 96

WIGMORE STREET

MARYLEBONE



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