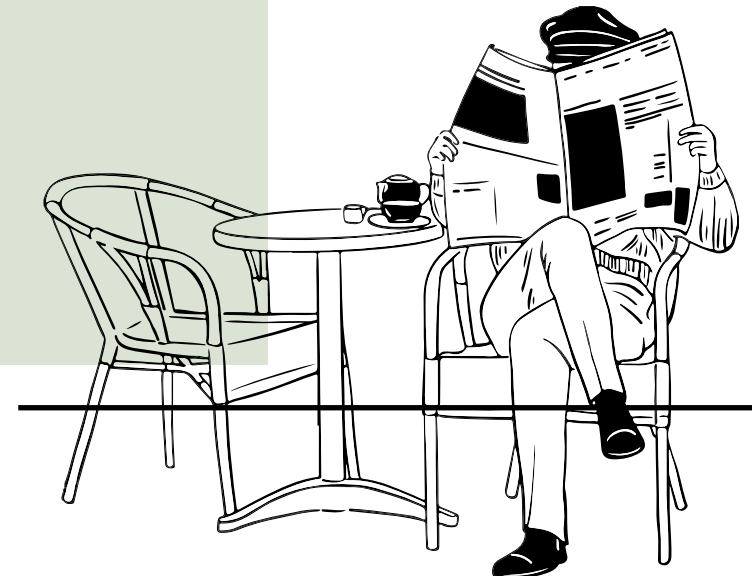
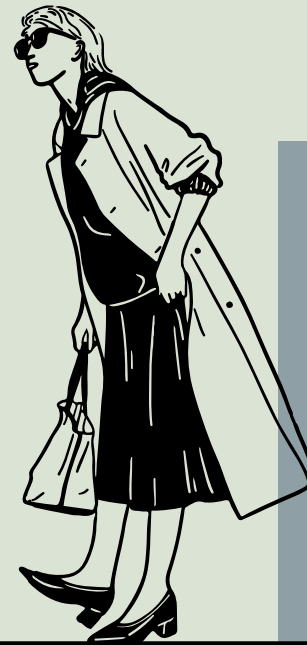




WIGMORE STREET

MARYLEBONE



PRIME MARYLEBONE

Set in a prime Marylebone location, 94-96 Wigmore Street offers 700-11,500 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.

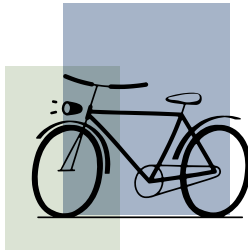




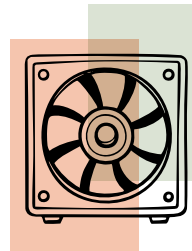
HIGHLIGHTS



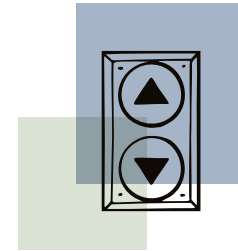
Fully Fitted and
Furnished Floors



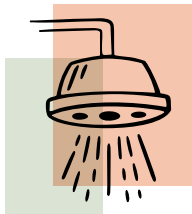
Cycle Storage



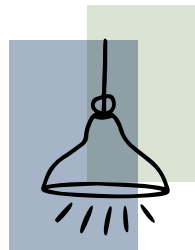
VRV Air Conditioning



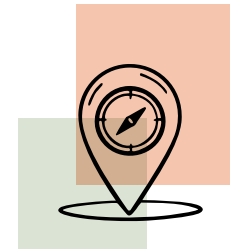
Passenger Lift



Shower (to be installed)



LED Light



Prime Marylebone Location

A series of overlapping geometric shapes in orange, green, and blue colors located in the bottom right corner of the page.





AVAILABILITY

FLOOR	SQ FT	SQ M
6th	677	63
5th	794	74
4th	791	74
3rd	792	74
2nd	1,695	156
1st	2,486	231
G	2,061	191
LG	2,143	199
TOTAL	11,439	1,062

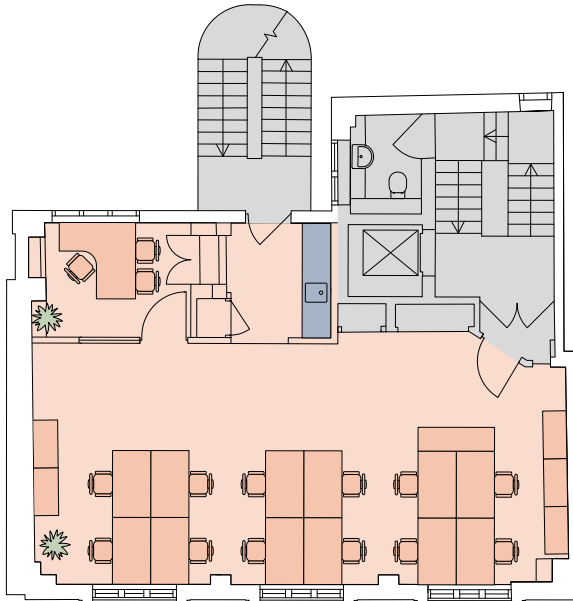
TYPICAL FLOOR PLANS

4TH FLOOR

791 SQ FT | 74 SQ M

Workstations	12
Private Office	1
Teapoint	1

- Office floor
- Core
- Teapoint



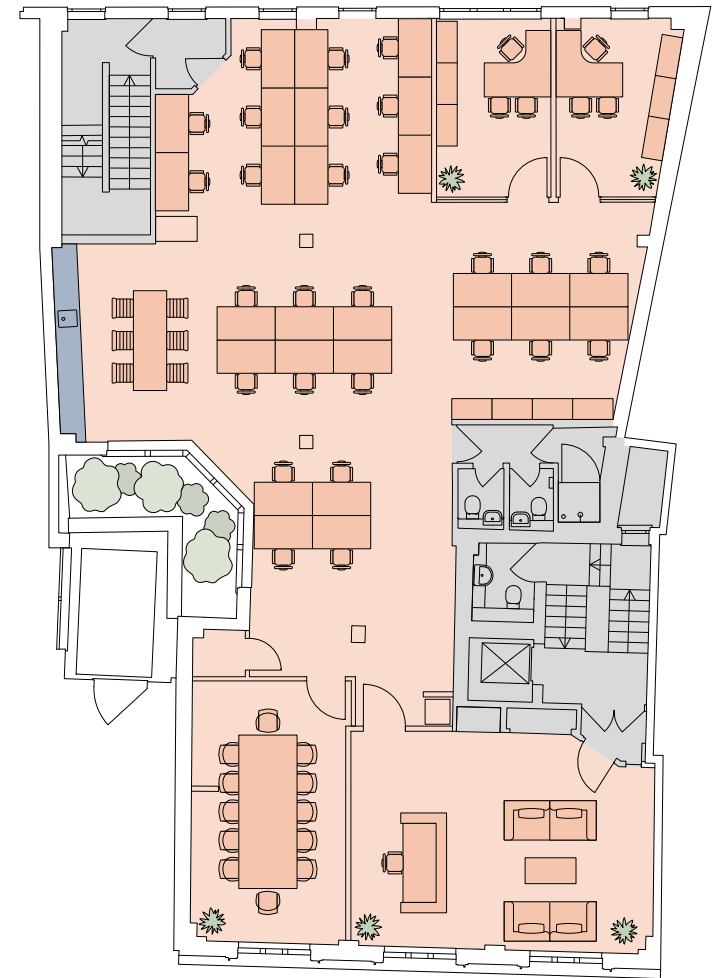
WIGMORE STREET

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





Delamina



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



WIGMORE STREET

94/96

SELFRIDGES

ST CHRISTOPHER'S PLACE

BOND STREET
4 MINS

OXFORD CIRCUS
10 MINS

MARBLE ARCH
10 MINS

Monkey & Me

PAUL

Sunspe

Monocle

PADDINGTON STREET GARDENS

Farmers Market

Chiltern Firehouse

Granger & Co

Aubaine

Mejuri

Caroline Gardner

Monica Vinader

Le Relais de Venise

Third Space

The Marylebone

The Ivy Cafe

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

London Marriott

Virgin Active

La Petite Maison

Claridge's

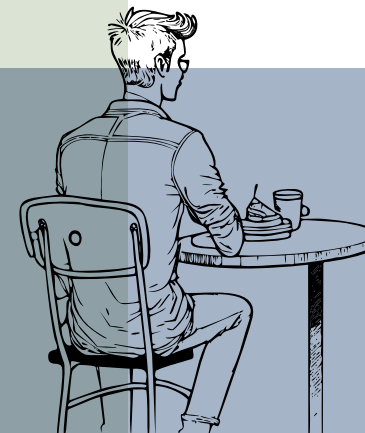
Fenwick

Mandarin Oriental



WIGMORE STREET

MARYLEBONE



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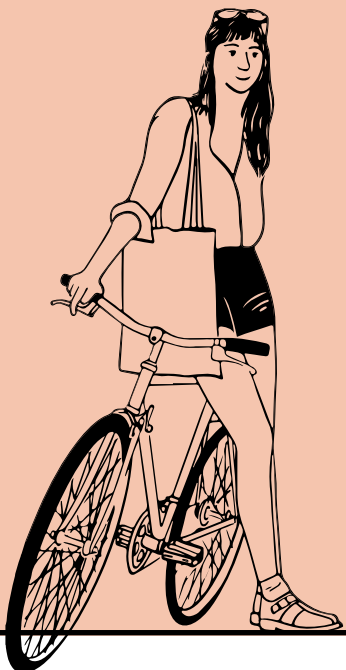
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