

100 **W**igmore
Street

9,300 SQ FT
SUPERB NEW OFFICE
AVAILABLE IN FLOORS
FROM 1,460 SQ FT

www.100wigmorestreet.com

 **FROGMORE**
PROPERTY. PROPERLY.®

Stunning new offices in the heart of **London's West End**

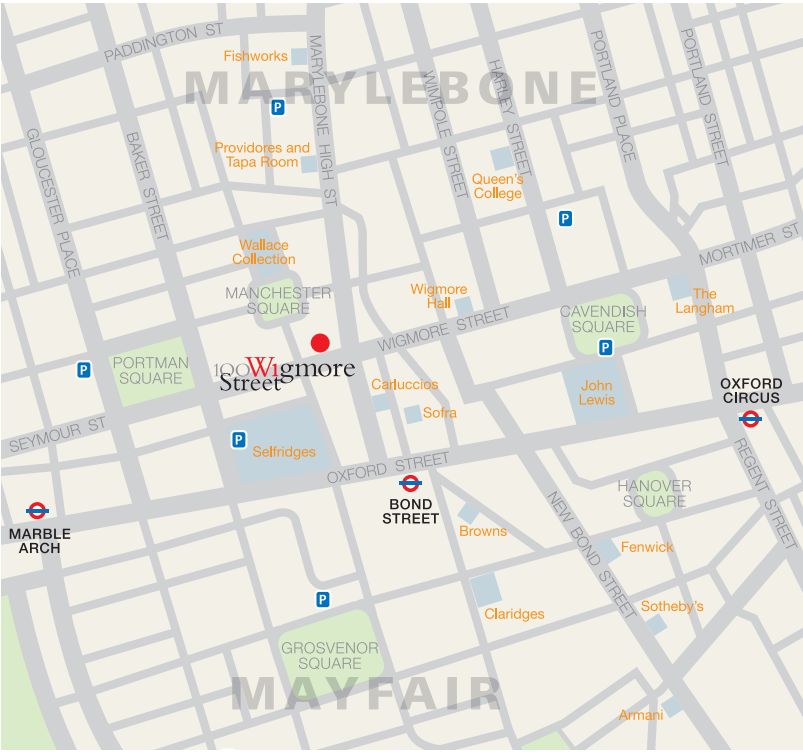
9,300 sq ft (864 sq m) with **typical floors** of approximately **1,860 sq ft (173 sq m)**

Category A specification throughout



This new development is located on the north side of Wigmore Street between the junctions of Mandeville Place and James Street.

Marylebone Village, to the north, boasts a variety of boutique shops and alfresco dining...



... whilst down James Street, past St Christopher's Place, lies Oxford Street, with all its famous retail outlets and the heart of Mayfair beyond.

100 Wigmore Street is one of the best office developments in a location offering both the traditional West End attractions, along with the individuality of Marylebone Village.



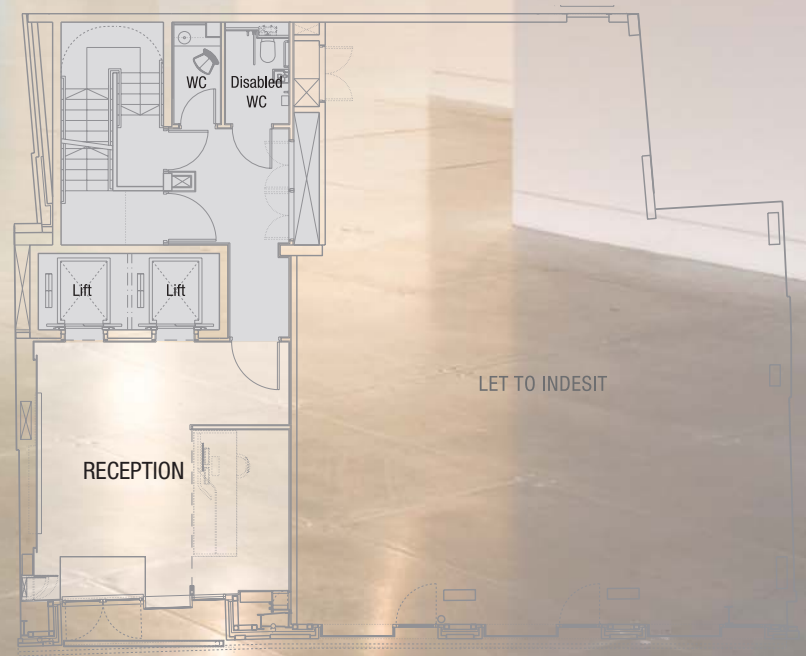


SPECIFICATION

- Two x 8 person passenger lifts
- VRF air conditioning to office floors
- Metal tiled suspended ceilings
- Lighting designed to be LG7 compliant
- Fully accessible metal tiled raised floors with a 125 mm void
- WCs and shower facilities
- Basement cycle storage (12 spaces)



TYPICAL FLOOR



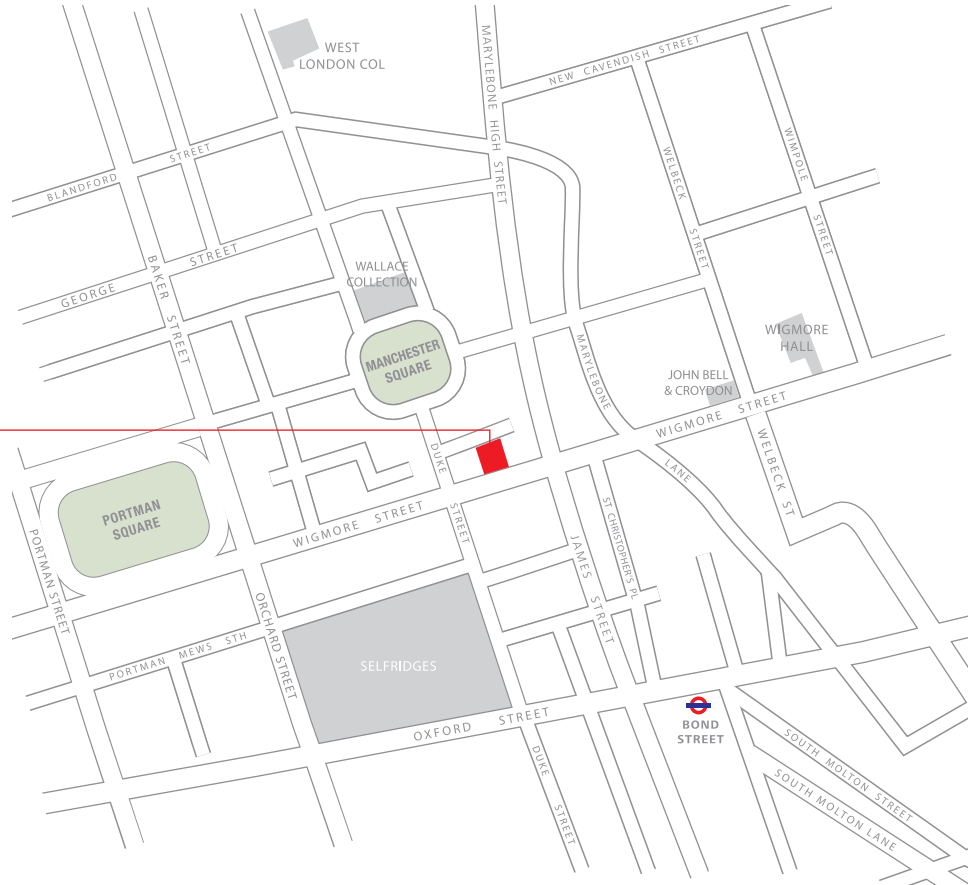
SCHEDULE OF AREAS (Net Internal)

Fifth Floor	1,460 sq ft	(136 sq m)
Fourth Floor	1,874 sq ft	(174 sq m)
Third Floor	1,860 sq ft	(173 sq m)
Second Floor	1,899 sq ft	(176 sq m)
First Floor	1,831 sq ft	(170 sq m)
Reception	389 sq ft	(36 sq m)
TOTAL	9,313 sq ft	(865 sq m)

TRANSPORT

The property is within easy walking distance of Marylebone mainline and the following underground stations; Bond Street (Central and Jubilee lines), Oxford Circus (Central, Victoria and Bakerloo lines) and Marble Arch (Central line).

100Wigmore Street



For further information and indicative terms, please contact:

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