

**Ostroumoff**  
020 7036 9980  
[www.ostro-re.co.uk](http://www.ostro-re.co.uk)  
50 Leadenhall St, London EC3A 2BJ

**EDWARD CHARLES  
& PARTNERS W1**  
**CHARTERED SURVEYORS**  
020 7009 2300



**TO LET**  
**FABULOUS OFFICE  
SPACE**  
**4<sup>TH</sup> FLOOR**  
**100 WIGMORE  
STREET**  
**LONDON W1**  
**1,874 SQ FT**  
**(174 SQ M)**

**LOCATION:**

Wigmore Street is located immediately north of Mayfair, south of Marylebone Village and also connects two of the West End's picturesque squares – Cavendish and Portman.

The property is within easy walking distance of Bond Street, Oxford Street and Marble Arch Underground stations. Bond Street station will also be on the Crossrail route, the new high speed, world-class railway for London and the south east. The property benefits from being in an established office location and surrounded by some of London's finest restaurants, retailers and hotels.

## DESCRIPTION:

The available accommodation is on the 4<sup>th</sup> floor and has been comprehensively refurbished to an exceptional standard including the following amenities:

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

**FLOOR AREA:** 4<sup>th</sup> floor – 1,874 sq ft (174 sq m)

**TERMS:** The 4<sup>th</sup> floor is available by way of a new lease

**RENT:** Quoting £77.50 per sq ft

**VAT:** VAT is payable

**SERVICE CHARGE:** Estimated at £13.30

**Rates:** Estimated at £23

**Viewing:** By appointment through:

**OSTROUMOFF: PHILIP RICHARDS / JOHN OSTROUMOFF**

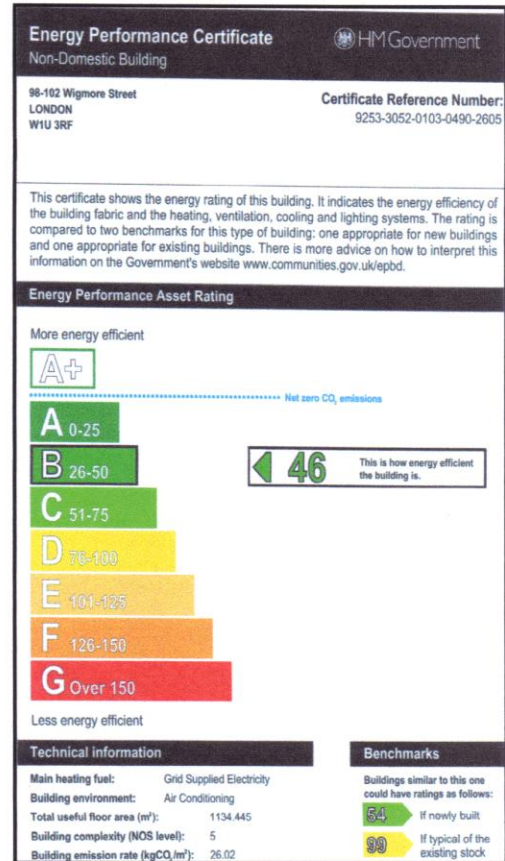
**020 7036 9980**

[Philip.Richards@ostro-re.co.uk](mailto:Philip.Richards@ostro-re.co.uk) / [John.Ostromoff@ostro-re.co.uk](mailto:John.Ostromoff@ostro-re.co.uk)

**EDWARD CHARLES & PARTNERS: TONY PARRACK / WILL FOSTER**

**020 7009 2300**

[Tparrack@edwardcharles.co.uk](mailto:Tparrack@edwardcharles.co.uk) / [Wfoster@edwardcharles.co.uk](mailto:Wfoster@edwardcharles.co.uk)



**IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISREPRESENTATION ACT 1991 – Ostromoff and Edward Charles & Partners on behalf and for the lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance for the intending lessors and do not intend nor constitute part of an offer or contract. Subject to contract (October 2012)**