

## FULLY REFURBISHED SELF-CONTAINED UPPER PART OFFICES

3,080 SQ FT (286 SQ.M) APPROX

3 WIMPOLE STREET, LONDON W1



### LOCATION

This prominent corner building is situated on the east side of Wimpole Street at the junction with Wigmore Street and within a short walk of Oxford Circus and Bond Street underground stations. Access to the Elizabeth Line is from Bond Street / Hanover Square station entrances.

The area is very well served by the restaurant and shopping facilities of “Marylebone Village”, Oxford Street and Bond Street.

For more information visit [eddisons.com](http://eddisons.com)  
T: 020 3205 0200

## **DESCRIPTION**

The available offices comprise the self-contained upper part which has been refurbished to provide a balance of private and open plan areas in total extending to approximately:

4<sup>th</sup> Floor – 661 sq ft  
3<sup>rd</sup> Floor – 815 sq ft  
2<sup>nd</sup> Floor – 784 sq ft  
1<sup>st</sup> Floor – 820 sq ft  
TOTAL – 3,080 sq ft (286 sq.m)



## **FEATURES**

- Underfloor trunking
- Comfort cooling
- Retained period features
- Polished timber flooring
- Shower facilities
- Refurbished

## **RENT**

£220,000 per annum exclusive plus VAT (£71.50 per sq ft).

## **LEASE**

A new Lease is to be granted for a term by arrangement.

## **VIEWING**

By appointment through landlord's agents:

**Eddisons**  
**Richard Spencer**  
**07778 521230**

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**Eddisons**

Subject to contract and exclusive of VAT if applicable

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