

REFURBISHED, FITTED & FURNISHED OFFICES

2,754 SQ FT (255 SQ.M)

36-38 WIGMORE STREET, MARYLEBONE, LONDON W1



LOCATION

This prominent building is situated on the North side of Wigmore Street, midway between Wimpole Street and Welbeck Street and is within a short walking distance of Oxford Circus and Bond Street underground stations, including easy access to the new Elizabeth Line.

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
T: 020 3205 0200

DESCRIPTION

The refurbished third floor offices are fitted and furnished to provide both open plan and cellular space totaling approximately 2,754 sq ft (255 sq.m).



For more information visit eddisons.com
T: 020 3205 0200

Eddisons

Subject to contract and exclusive of VAT if applicable

Important - Eddisons give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS

FEATURES

- Fully fitted and furnished
- Air conditioning
- Attended entrance.
- Passenger lift
- Shower facilities
- 24 hour access
- Meeting rooms by arrangement

TERMS

Full rent and Lease terms on request.

NB . Fifth floor refurbished offices also available – 1,381 sq ft (128sq m) approx.

VIEWING

By appointment through landlord's agents:

Eddisons

Richard Spencer - 07778 521230

For more information visit eddisons.com
T: 020 3205 0200

Eddisons

Subject to contract and exclusive of VAT if applicable

Important - Eddisons give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS

Proposed Layout



NOTES

1. All dimensions are to be taken from the centre of the wall unless otherwise stated.
2. The client is responsible for the accuracy of the information provided.
3. The client is responsible for the accuracy of the information provided.
4. The client is responsible for the accuracy of the information provided.
5. The client is responsible for the accuracy of the information provided.

Copyright reserved for the client. No part of this drawing may be reproduced without the written permission of the client.

REV	DESCRIPTION	DATE
A	Part Surveyed	27.11.23

Client: HEWARD DE WALDEN/ESTATES
 Drawing: PROPOSED LAYOUT
 Property: THIRD FLOOR
 36 WINDSOR STREET
 Drawing No: 1982_03_GA_Rev A
 Date created: 21.11.23
 Drawn by: DK
 Scale: 1:100 @ A3

space
 CONSULTANTS
 011 78 36 1025
 www.spaceconsultants.com

For more information visit eddisons.com
 T: 020 3205 0200



Subject to contract and exclusive of VAT if applicable
 Important - Eddisons give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS