LOCATION
This building is located on Wimpole Street, close to its junction with Wigmore Street and lies in the heart of Marylebone. It is within close proximity to all major transport links and is only a short walk from Marylebone Lane and Marylebone High Street; offering an array of fashionable boutiques, restaurants and cafes.
Nearby, Regents Park and Paddington Gardens allow you to break away into open green space, stretch the legs and unwind.

ACCOMMODATION
This office accommodation provides large cellular office space with private WCs and a tea point across the 1st, 2nd and part 3rd floor, which is to be let together as one unit.

RENT
£114,000 p.a. (excl)

SERVICE CHARGE
£TBC

RATES 2015/16:
£36,624

Interested parties are advised to make their own enquiries with the local authority.

AMENITIES
- Fully carpeted
- Period features
- Perimeter trunking
- Cat 5e data cabling
- Audio entry phone system
- Secondary glazing
- Excellent natural light
- Electric heaters
- Two WCs
- Tea point (2nd floor)

FLOOR AREAS

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>SQ FT</th>
<th>SQ M</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st</td>
<td>790</td>
<td>74</td>
</tr>
<tr>
<td>2nd</td>
<td>595</td>
<td>55</td>
</tr>
<tr>
<td>3rd</td>
<td>370</td>
<td>34</td>
</tr>
<tr>
<td>Total</td>
<td>1,755</td>
<td>163</td>
</tr>
</tbody>
</table>

VIEWING: By appointment only.

TRANSPORT LINKS
- Oxford Street
- Bond Street
- Baker Street
- Marylebone Station
- Regent’s Park
- Great Portland Street
- Euston Station
- Kings Cross St Pancras
- St Pancras International Station (Eurostar)
- Cross Rail to be available 2018

LEGAL COSTS: Each party to be responsible for their own legal costs

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