

WHITE DRUCE & BROWN

PROPERTY CONSULTANTS

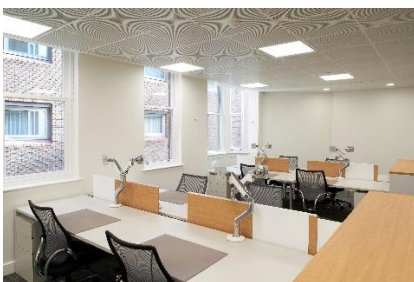
Elliott House, 28a Devonshire Street, London W1G 6PS

Cavendish Court, 11-15 Wigmore Street, W1U 1PF

Very Smart Fully Fitted Self-Contained 1st Floor Office To Let

Immediately Available

2,886 sq.ft.



www.whitedrucebrown.com

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THESE DETAILS ARE BELIEVED TO BE ACCURATE BUT THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

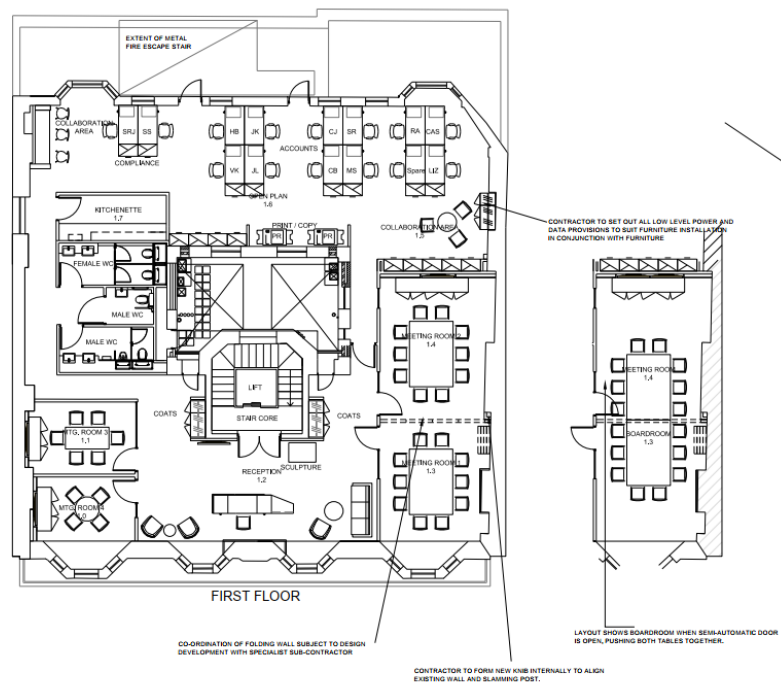
LOCATION

The property is located on the south side of Wigmore Street close to its junction with Cavendish Square. The area benefits from excellent staff amenities including numerous restaurants, shops and department stores.

Oxford Circus, Bond Street and Marble Arch Underground Stations are within walking distance of the property. Bus routes run along Oxford Street providing links to London's wider transport network.

ACCOMMODATION

1st Floor – 2,886 sq.ft.



DESCRIPTION

11 – 15 Wigmore Street, W1 is a fully refurbished Grade A building commanding a prominent position on Wigmore Street. The available accommodation is accessed via a manned reception hall and comprises the 1st floor. The floor is self-contained, column free, providing very bright, fitted efficient and flexible accommodation suitable for a very wide range of potential occupiers.

SPECIFICATION

- * VRF Air Conditioning
- * Fully Accessible Raised Floors
- * Metal Tiled Suspended Ceiling
- * Category II Lighting
- * Self-Contained Male and Female WCs'
- * Good Natural Light
- * Clear Floor Plates
- * 6 Person Passenger Lift
- * Manned Reception

TERMS

Lease	New flexible FRI lease available direct from the Landlord.
Rent	£55 p.s.f. exclusive.
Rates	£36 p.s.f. approximately.
Service Charge	£18 p.s.f. approximately.
Viewing	Strictly through joint sole agents, Ian Franklin, White Druce & Brown, 020 7467 5997 or Tony Parrack, Edward Charles & Partners, 020 7009 2300.

