

WHITE DRUCE & BROWN

PROPERTY CONSULTANTS

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www.whitedrucebrown.com

Cavendish Court 11-15 Wigmore Street, W1U 1PF

**Office Space To Let
2,776 sq.ft.**



DESCRIPTION

Cavendish Court occupies a prominent position on Wigmore Street, conveniently placed between Marylebone Lane and Cavendish Square. The 3rd floor provides 2,776 sq.ft. of contemporary offices and benefits from a high quality fit out. The fit out includes 1 x boardroom, 5 x meeting rooms, 1 x kitchen, demised WCs and open plan office space.

Communications are excellent with both Bond Street (Jubilee, Central and Elizabeth lines), Oxford Circus (Victoria, Bakerloo and Central lines) and Regent's Park (Bakerloo line) underground stations all within a few minutes' walk.

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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.

AMENITIES

- VRF air conditioning
- Fully accessible raised floor
- Metal tile suspended ceiling
- LED lighting
- 24 hour access
- 1 x 6 person passenger lift
- Manned reception
- Furniture also available by separate request
- EPC rating – B42

TENANCY

3rd Floor 2,776 sq.ft. 258 m²

LOCATION

The property occupies a prominent location with frontage to Wigmore Street, just off Cavendish Square. It is well positioned for an occupier to enjoy a wide range of retail and leisure facilities and excellent connectivity with both Oxford Circus and Bond Street tube stations being a short walk away.

- 2 minute walk to Oxford Circus
- 5 minute walk to Bond Street
- 7 minute walk to Tottenham Court Road
- 10 minute walk to Marble Arch

TERMS

Lease New lease available direct from the landlord.
Rent £59.50 p.s.f.
Rates £36.44 p.s.f.
Service Charge £17.96 p.s.f.

CONTACTS

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