



**11-15 WIGMORE ST,
MARYLEBONE, W1U 1PF**

1st FLOOR - 2,886 SQ. FT



OVERVIEW

11–15 Wigmore Street is a prestigious, fully fitted workspace in a prime central London location. Ready for immediate occupation, the building offers a high-quality, professional environment with thoughtfully designed interiors and flexible workspace suited to modern businesses.

YOUR OFFICE, DELIVERED AND MANAGED BY FOLIA.



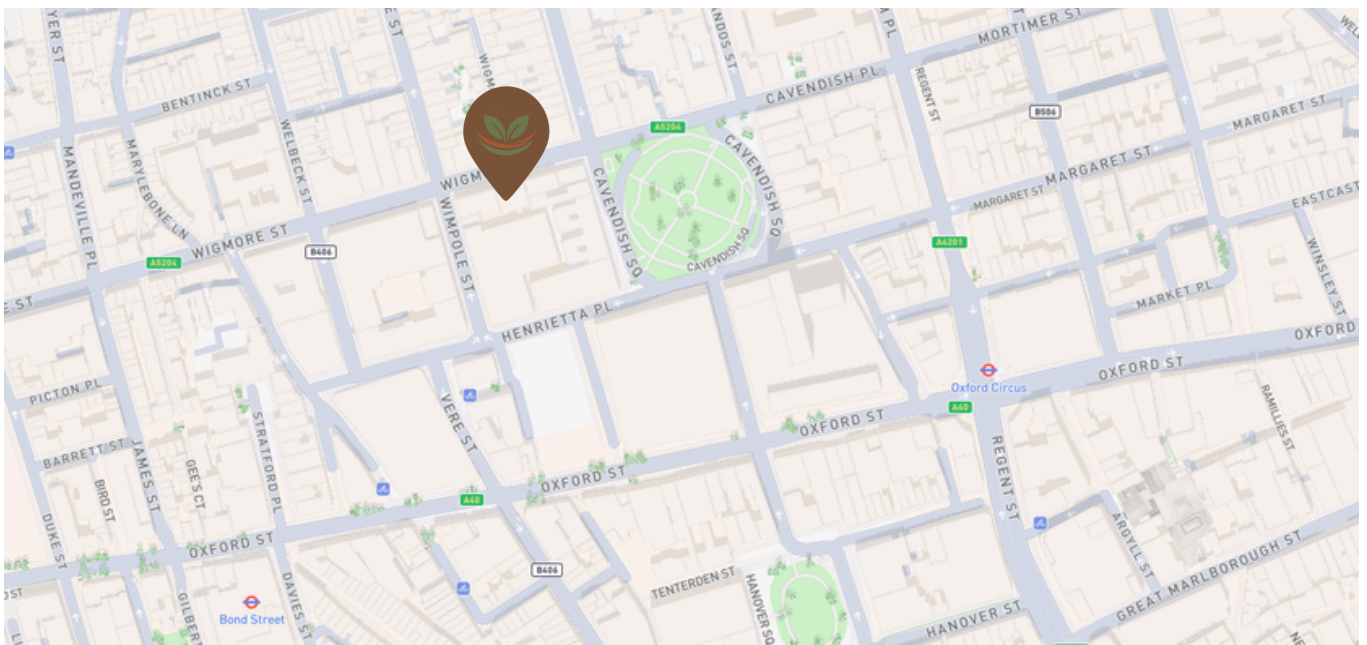
From rent, rates and service charge to fit-out, facilities and day-to-day operations, we manage the workplace as one complete service, giving you one point of accountability, one invoice and one simple solution, with no hidden costs.

SPECIFICATION AND AMENITIES



LOCATION

Set within the heart of Marylebone, 11–15 Wigmore Street offers a prestigious and exceptionally well-connected central London location. Positioned close to Cavendish Square and just a short walk from Marylebone High Street and Village, the building is surrounded by an excellent mix of restaurants, cafés, boutiques and amenities, with Oxford Circus and Bond Street also within easy walking distance.



THE ACCOMODATION



1st Floor Layout
2,886 Sq Ft
 "Sample Only"

INCLUDED

PROPERTY EXPENDITURE

Rent
 Service Charge
 Business Rates
 Building Insurance

OPERATIONAL EXPENDITURE

Utilities
 Cleaning & Waste Disposal
 Facilities Management
 Maintenance
 Health & Safety & Compliance
 Security

CAPITAL EXPENDITURE

Building Surveys
 Stamp Duty Land Tax
 Interior Design
 Fit-Out Works
 Acquisition Fees

TERMS

1ST FLOOR

2,886 SQ FT

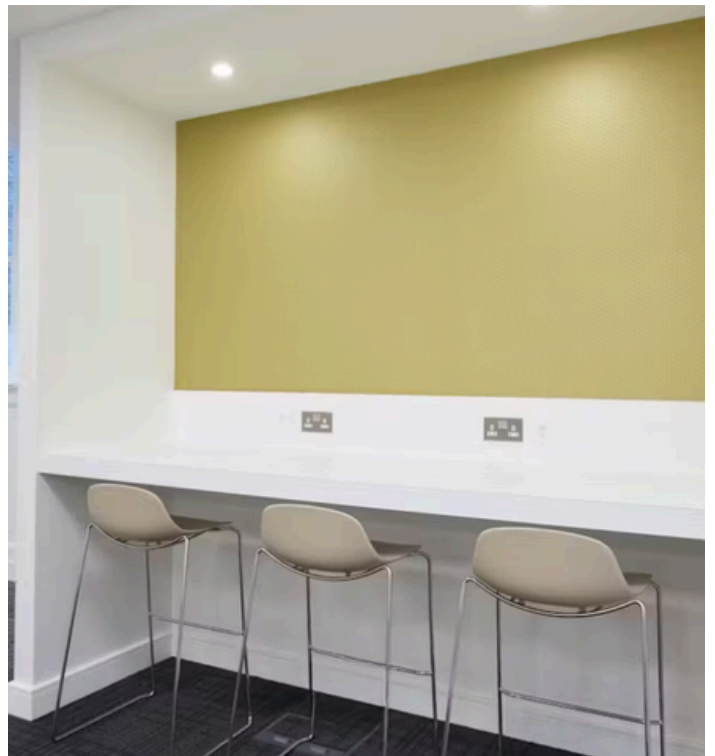
36 MONTHS

FULLY FITTED

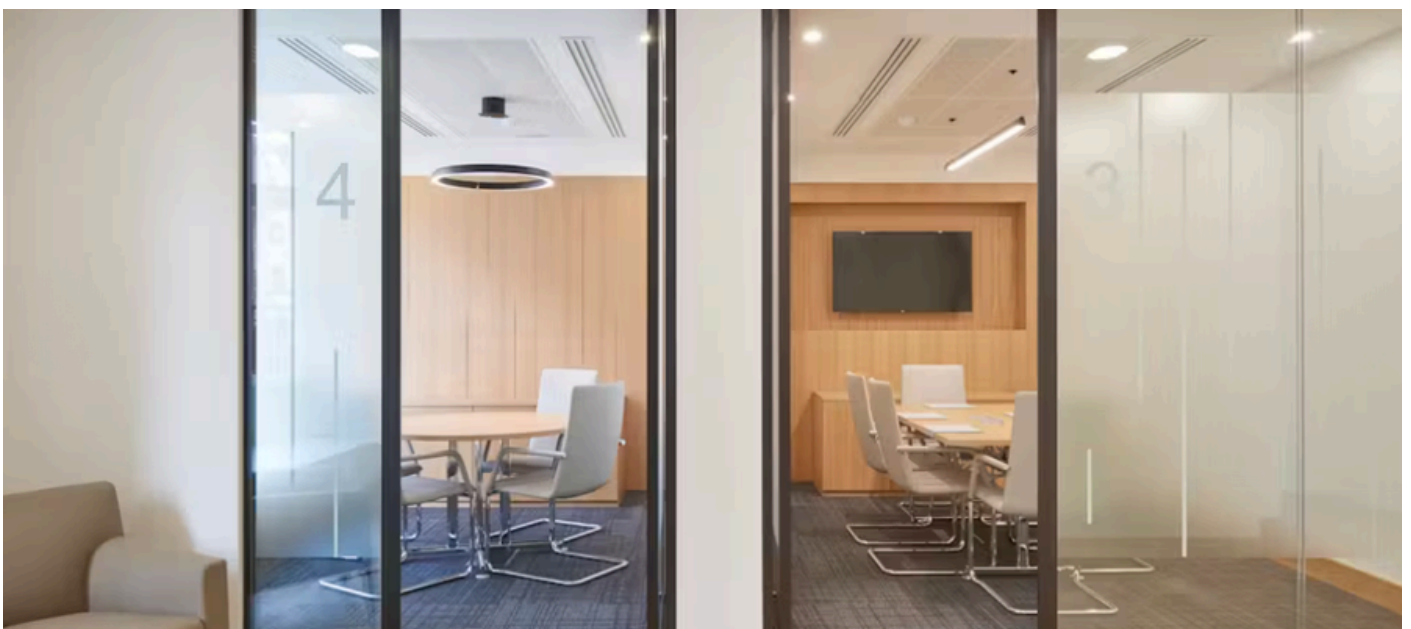
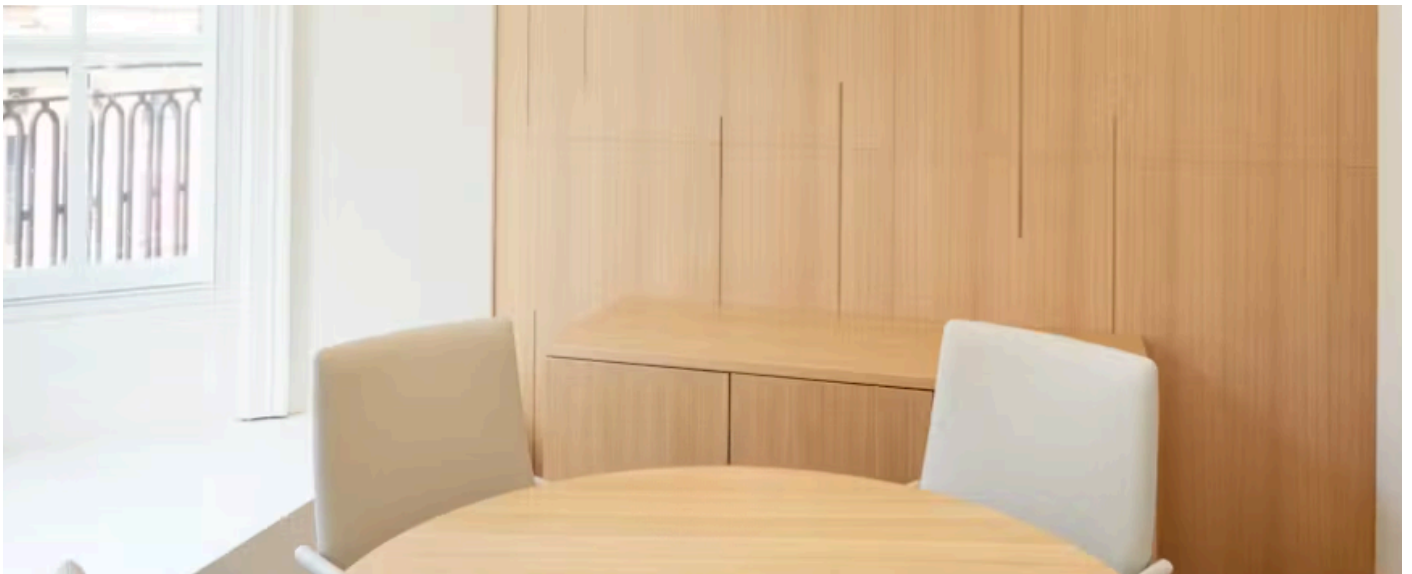
£185

£44,493 PLUS VAT

Note: 24 month terms available for a slight premium



THE SPACE





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“Our Guiding Principle - Truth Over Transactions”