



**8 WIMPOLE STREET,  
LONDON,  
W1G 9SP**

**OFFICE TO LET IN  
THE HEART OF  
MARYLEBONE  
1,480 sq ft / 137 sqm**

**LOCATION:**

The property is situated in the heart of Marylebone, on the East side of Wimpole Street close to the junction of Welbeck Way. Bond Street (Central and Jubilee lines), Oxford Circus (Victoria, Bakerloo and Central lines) and Baker Street (Metropolitan, Hammersmith & City, Bakerloo and Jubilee lines) Underground Stations are within short walking distance. The area benefits from an abundance of retailers, restaurants and bars.

**ACCOMMODATION:**

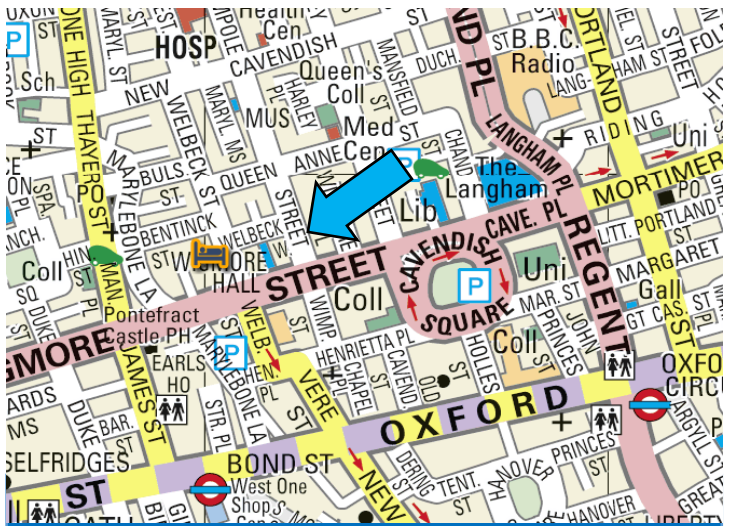
Comprising of 1,480 sq ft, fantastic natural light with three private courtyards and it's own entrance from the street. Fitted with a kitchenette. The space has been recently refurbished by the landlord.

**Viewings strictly by  
appointment through  
sole agents:**

**Stephen Feiner**  
sf@lonic.eu  
020 7486 0900

**Michael Firestone**  
mf@lonic.eu  
020 7486 0900

**Sam Simon**  
sam@lonic.eu  
020 7486 0900



**AMENITIES:**

- 24 Hour access
- Excellent natural light
- WC's
- Outside courtyards
- Own entrance
- passenger lifts
- Modern ground floor unmanned entrance / reception
- Telephone entry system
- Integrated lighting

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**APPROXIMATE COSTS**

RENT	BUSINESS RATES PAYABLE	SERVICE CHARGE	TOTAL INCLUSIVE COST PER ANNUM/ PER MONTH
£69,560 (£47 SQ FT)	£12,240 (£13 SQ FT)	£6,000 (£4 SQ FT)	£87,800 £7,316

**LEASE:** A new lease for a by arrangement outside the Landlord and Tenant Act 1954.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. This should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted exclusive of VAT where appropriate.