



## 21 WIGMORE STREET

### OVERVIEW

---

This well-presented private office suite offers a fantastic opportunity in an enviable location, perfect for accommodating up to 8 desks.

---

Enjoy the prestige of a Marylebone address at excellent value, providing your business with the professional setting it deserves without compromising on affordability.

---

With its prime location and ample space, 21 Wigmore Street promises a productive and comfortable workspace tailored to your needs.

---

Experience the convenience of this Marylebone address with this inviting office suite.

---

### AMENITIES

---

All Inclusive & Flexible Contracts

---

High-speed Broadband

---

Fully Furnished

---

Kitchen

---

Air Conditioning

---

Prime Location

---



## TERMS

---

Flexible by arrangement

## SUMMARY

---

Available Size	559 sq ft
Price	£4,400 per month
Business Rates	£1,045 per month
VAT	Elected

---

## VIEWING & FURTHER INFORMATION

---

Viewing strictly by prior appointment with the sole agent:

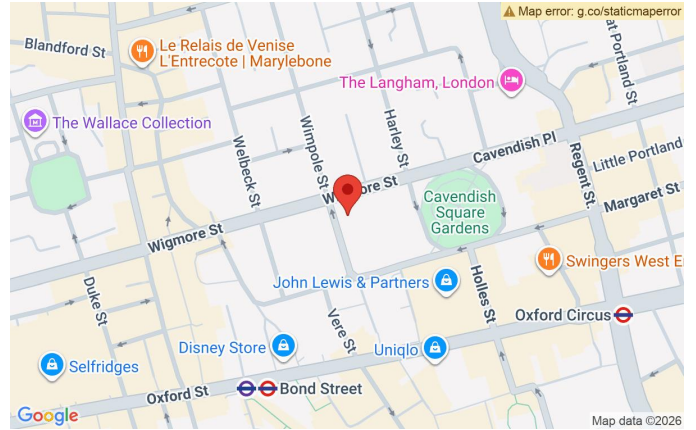
**CATHERINE ALEXANDER**

---

[catherine@bureauoffice.co.uk](mailto:catherine@bureauoffice.co.uk)

+44 (0)7811 111600

---



## LOCATION

---

21 Wigmore Street is situated in a prime Marylebone location with superb transport links. The nearest underground stations are Oxford Circus (Victoria, Bakerloo and Central lines) and Bond Street (Jubilee, Elizabeth and Central lines).

---

Misrepresentation Act: Bureau Office Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or a contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements of fact but satisfy themselves by inspection or otherwise as to the correctness, (iii) no person in the employment of Bureau Office Limited has the authority to make or give any representation or warranty whatsoever in relation to this property, (iv) all rents and prices are quoted exclusive of VAT.