



# 74 WIGMORE

MARYLEBONE

**UP TO 14,000 SQ FT OF REFURBISHED WORKSPACE**

# COMBINING PERIOD ELEGANCE WITH CONTEMPORARY PURPOSE.

Behind an Edwardian facade, 74 Wigmore has been refurbished with a new reception and the addition of a roof terrace. Located a short stroll from the Elizabeth Line at Bond Street, and amidst the vibrant amenities of Marylebone, this is workspace designed for the needs of today's occupier.



# EXPAND YOUR HORIZONS

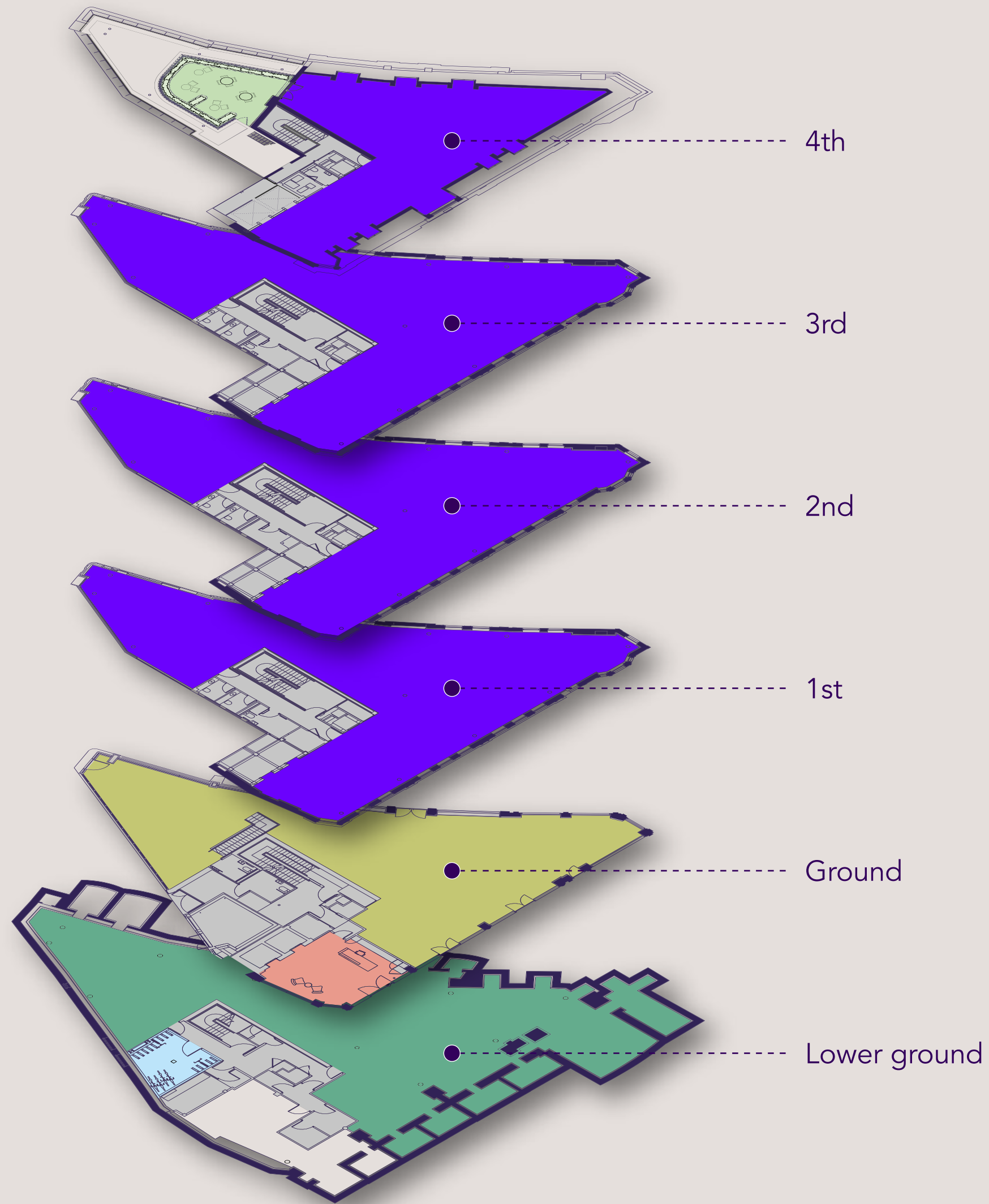


ARRIVE IN STYLE EACH  
AND EVERY DAY



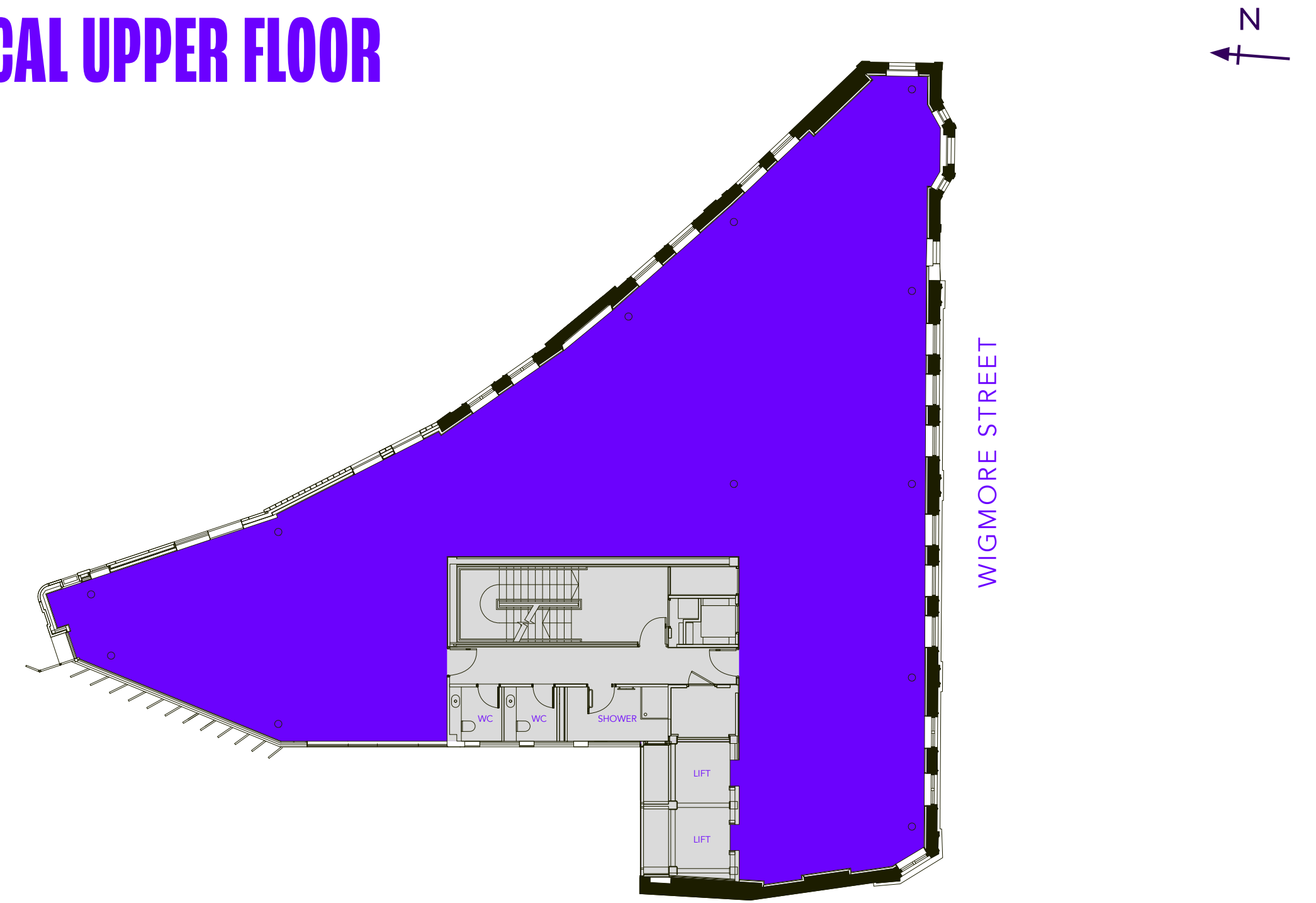
**YOUR PRIVATE SECTION OF THE LONDON SKYLINE**





KEY ● OFFICE ● RECEPTION ● CORE ● BIKE STORAGE ● TERRACE ● RETAIL ● RETAIL STORAGE

# TYPICAL UPPER FLOOR



FLOOR	SQ FT	SQ M	TERRACE SQ FT
4	2,131	198	331
3	3,714	345	
2	3,699	344	
1	3,630	337	
Ground (Reception)	499	46	
Lower ground (Cycle storage / shower)	216	20	
<b>Total</b>	<b>13,889</b>	<b>1,290</b>	



# SPECIFICATION

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EXTENSIVE REFURBISHMENT BEHIND THE EXISTING FAÇADE

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NEW CONTEMPORARY ENTRANCE HALL

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CREATION OF NEW ROOF TERRACE

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TWO 8-PERSON GLAZED PASSENGER LIFTS

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VRF COMFORT COOLING

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ACCESSIBLE SHOWERS ARE PROVIDED AT GROUND, SECOND  
AND THIRD FLOORS

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CAPPED OFF SERVICES FOR KITCHENETTES ON EACH FLOOR

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METAL TILE SUSPENDED CEILING WITH RECESSED LIGHTING

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METAL TILED RAISED FLOORS WITH 100MM VOID  
THROUGHOUT

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MALE, FEMALE AND DISABLED WCS ARE PROVIDED ON  
THE 1ST, 2ND AND 3RD FLOORS AND A DISABLED WC ON  
THE 4TH FLOOR

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SECURE CYCLE STORAGE WITH SHOWERS AND LOCKERS

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# FROM THE MAGNETISM OF MARYLEBONE TO THE BUSTLE OF BOND STREET, 74 WIGMORE IS PERFECTLY PLACED.

74 Wigmore provides a Grade A office and retail building at the commercial heart of the Howard de Walden Estate and is within walking distance of the internationally renowned shopping village of Marylebone High Street, Oxford Street and Bond Street. The area boasts some of London's best restaurants, hotels, gyms and shopping, all on your doorstep.





# PERFECTLY PLACED



## ● Restaurants, Cafes & Bars

- 01 Nobu
- 02 Claridges
- 03 Carlotta
- 04 Lina Stores
- 05 Cavita
- 06 Hagen
- 07 Delamina
- 08 The Nest at The Tree House
- 09 Ottolenghi
- 10 Fischers
- 11 Chotto Matte
- 12 Coachmakers Arms
- 13 The Chiltern Firehouse
- 14 KOL
- 15 Granger & Co

## ● Leisure

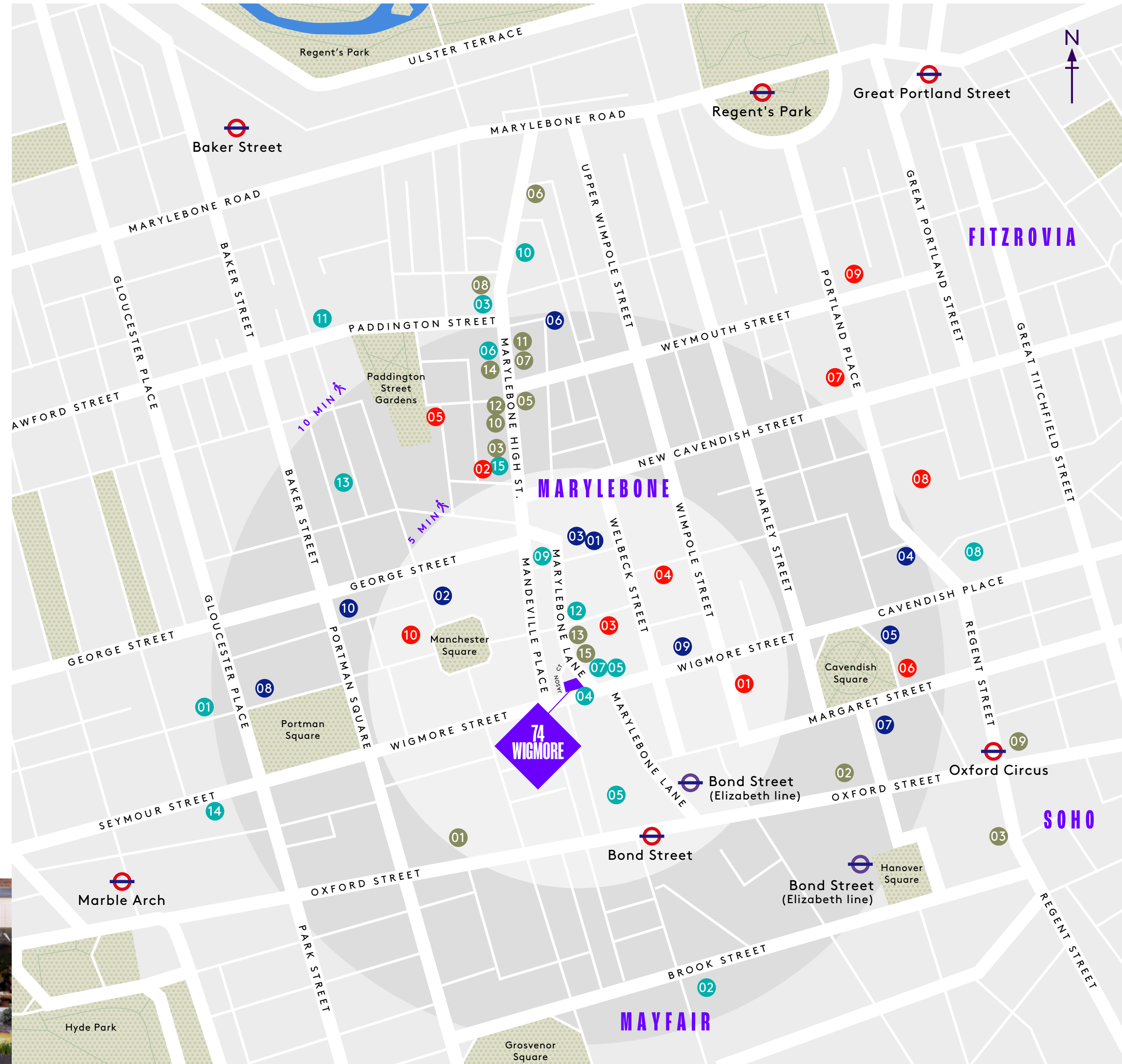
- 01 The Marylebone Hotel
- 02 Wallace Collection
- 03 Third Space
- 04 The Langham Hotel
- 05 Barrecore
- 06 AMP Athletic
- 07 1Rebel
- 08 Home House
- 09 Wigmore Hall
- 10 Kobox Marylebone

## ● Retail

- 01 Selfridges
- 02 John Lewis
- 03 Luca Faloni
- 04 Apple
- 05 Rixo
- 06 The Conran Shop
- 07 Maje
- 08 Lululemon
- 09 Nike
- 10 Wyse London
- 11 Bayley & Sage
- 12 Frame
- 13 Pentons
- 14 Daunt Books
- 15 Koi Bird

## ● Occupiers

- 01 Coca-Cola
- 02 Sequioa Capital
- 03 TDR Capital
- 04 Inflexion
- 05 Working Title Films
- 06 HCA International
- 07 Quintessentially
- 08 BBC
- 09 RIBA
- 10 Lazard



# COOL, CALM, CONNECTED

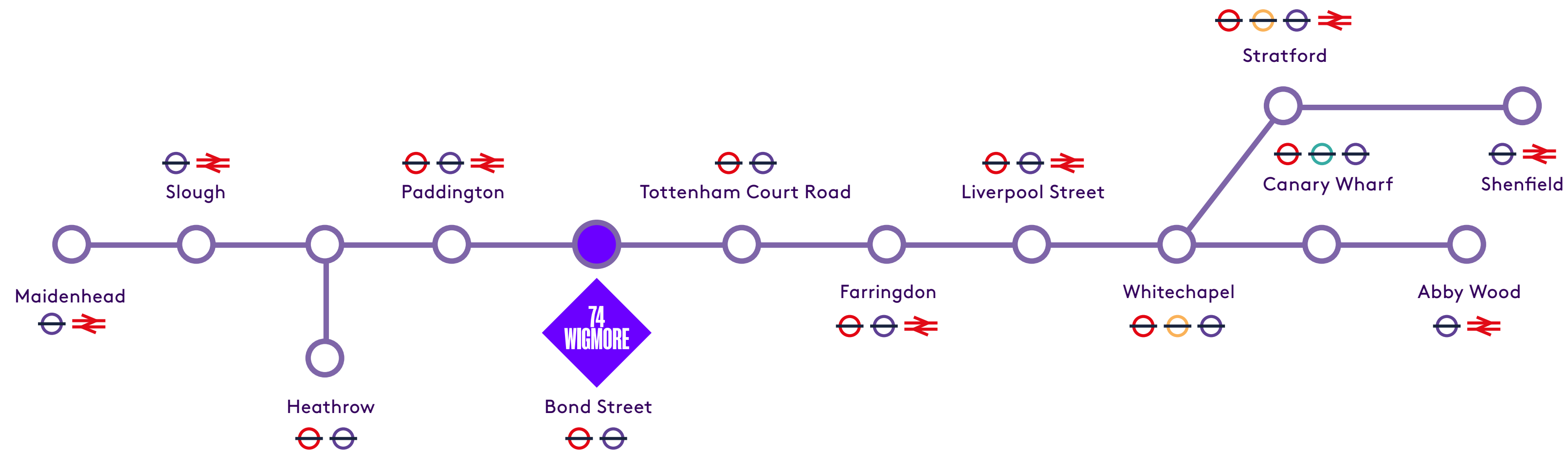
Bond Street and the arrival of the Elizabeth Line (Crossrail), is one of London's key transport hubs. Oxford Street is within walking distance of the property and is

served by the Bakerloo, Central, and Victoria lines, providing easy access across London as well as to its national and international rail network and international airports.



## Elizabeth Line

A 3 minute walk away - transforming connection times across London and beyond.



Station	Journey times
TOTTENHAM COURT ROAD	1 MINS
PADDINGTON	3 MINS
FARRINGDON	4 MINS
LIVERPOOL STREET	7 MINS
WHITECHAPEL	10 MINS
CANARY WHARF	13 MINS
STRATFORD	15 MINS
HEATHROW	36 MINS
READING	54 MINS

**74WIGMORE.COM**



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