



5 WIGMORE  
MARYLEBONE



# A Contemporary Classic

This stunning landmark Marylebone building is currently undergoing a comprehensive and meticulous refurbishment to provide the finest office space. The new grand reception creates a sense of theatre as you enter the front door, leading to four floors of column-free Grade A office space and a beautiful new roof terrace with far-reaching views over the West End.



Combined photograph with CGI entrance





Reception CGI



Typical Floor CGI

## Specification

- Remodelled and refurbished ground floor entrance, reception and WCs
- Office floors comprehensively refurbished
- New plaster ceilings with central raft
- New VRF air-conditioning
- New full access raised floors (floors 1-3)
- New timber flooring (floor 4)
- New LED lighting
- Excellent natural light
- 3m max ceiling heights floors 1-3, 2.6m max ceiling height floor 4
- 4 person passenger lift
- Bike storage, lockers, drying rooms and showers
- New large communal 5th floor roof terrace

## Floor Areas

Floor	SQ FT	SQ M
Fourth	1,807	168
Third	1,924	179
Second	1,862	173
First	1,994	185
Total	7,587	705

Note: These floor areas are estimated net internal areas. Both NIA and IPMS measurements will be taken when the building works are complete.



Terrace CGI







## Fourth floor

1,807 SQ FT 168 SQ M

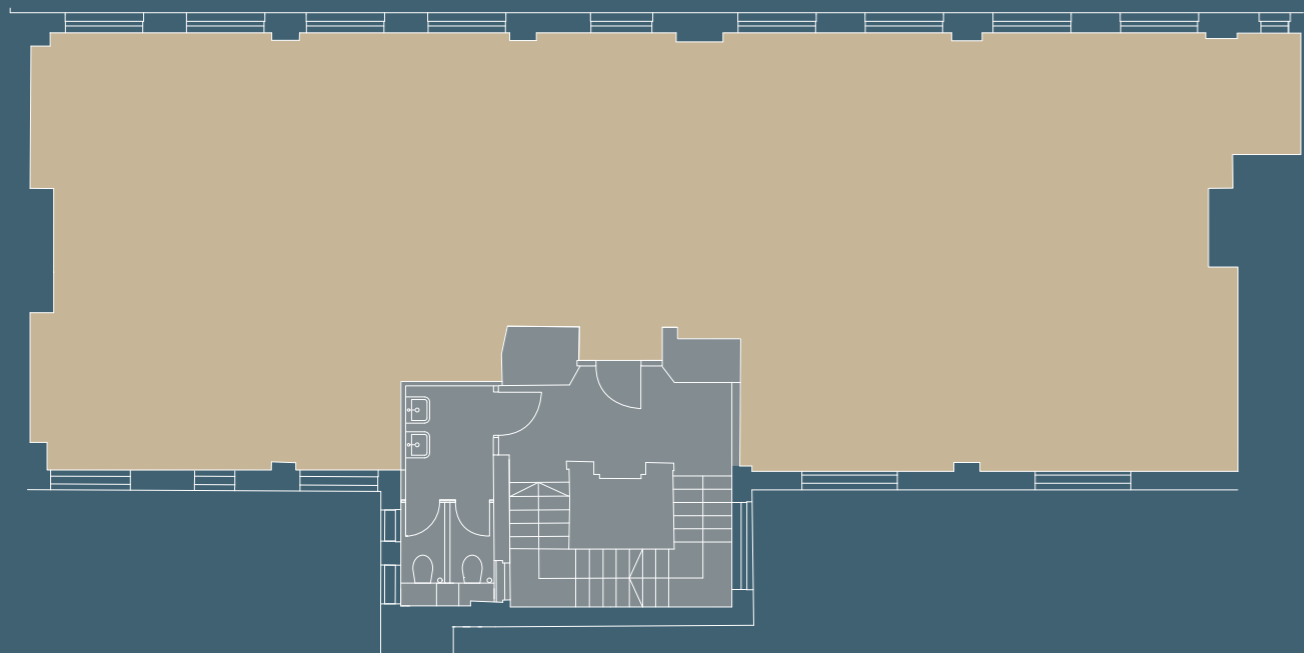
WIGMORE STREET



## Third floor

1,924 SQ FT 179 SQ M

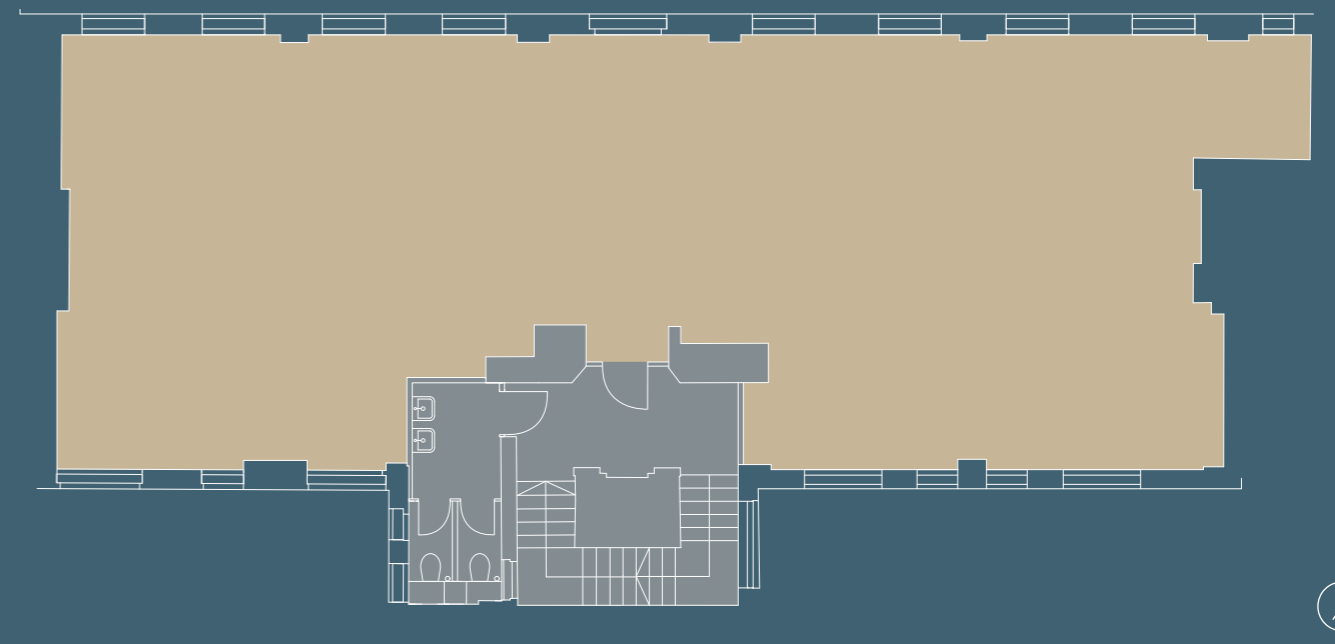
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## Second floor

1,862 SQ FT 173 SQ M

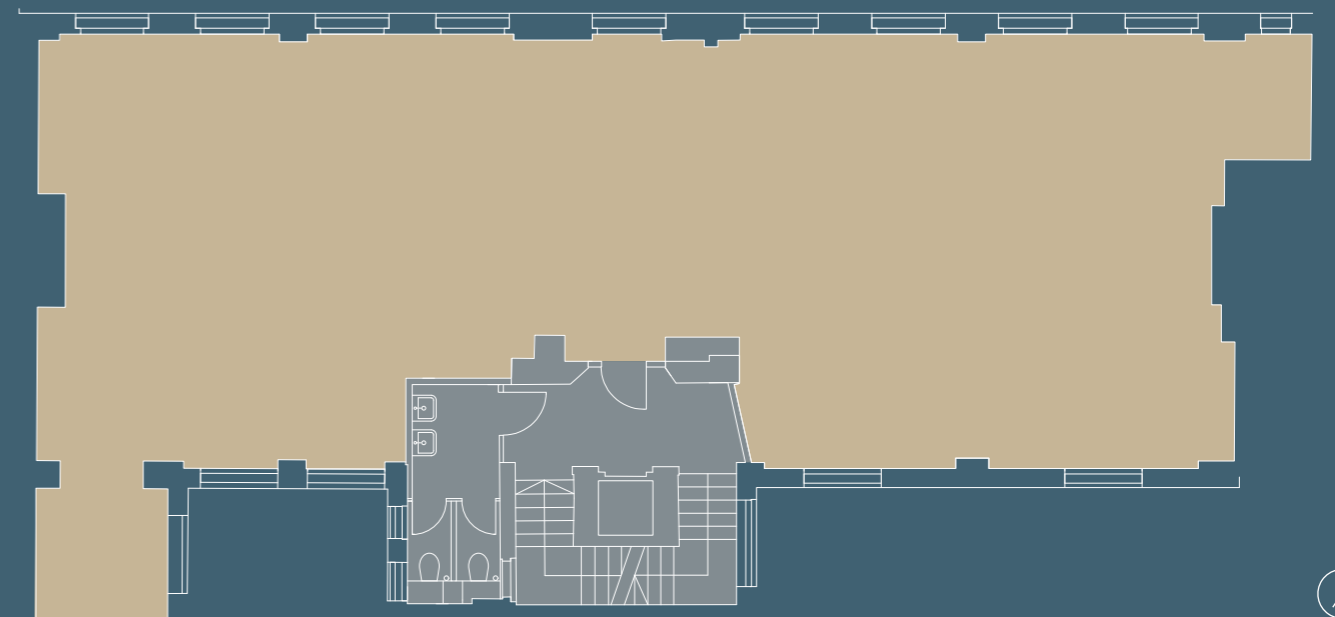
WIGMORE STREET



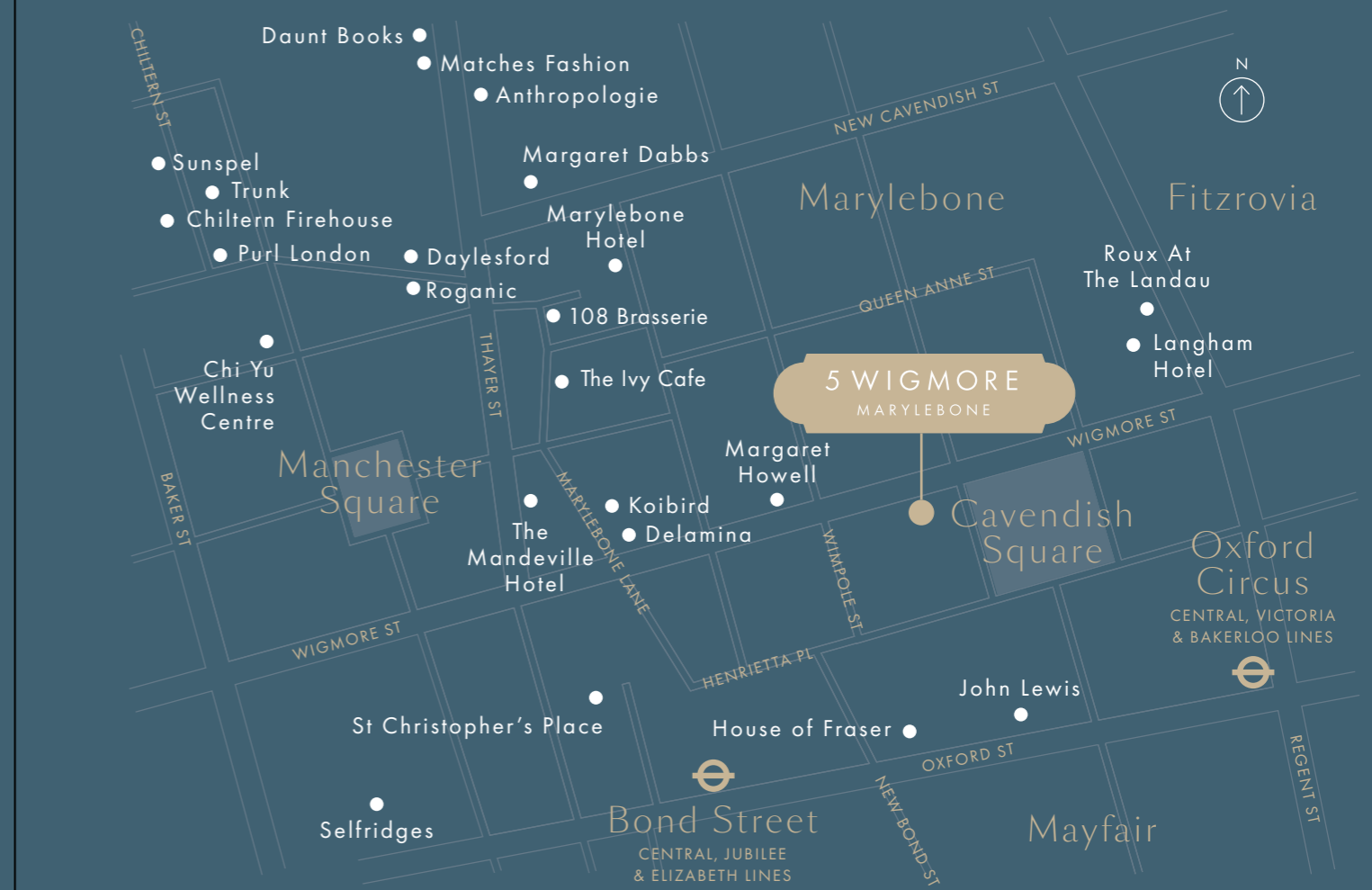
## First floor

1,994 SQ FT 185 SQ M

WIGMORE STREET







# Marylebone Village

Situated in the heart of Marylebone, a neighbourhood well known for it's quiet streets of majestic Georgian Squares, independent boutiques and high quality restaurants. There are excellent transport links close by with Oxford Circus and Bond Street within a few minutes walking distance.





# Contact

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