

# 128 WIGMORE STREET

LONDON, W1U 3SA



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

A refurbished period building a short distance from the very popular Bond Street. This converted town house has undergone extensive refurbishment retaining a number of the original features. Flexible office space is made available in various sizes on competitive terms for the location.

## LOCATION

Ideally located behind Selfridges, 128 Wigmore Street is a short walk from Bond Street underground (Central and Jubilee lines). A short walk from the popular Portman Square you will find a number of cafes, shops, restaurants and bars just a short distance from your office.

## SPECIFICATION/AMENITIES

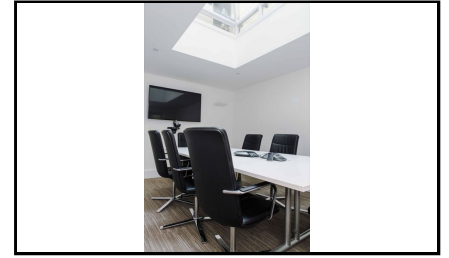
- New High Quality Fit out
- IT Solutions
- Excellent transport links
- Meeting rooms
- Simple licence agreement
- Flexible term length
- Fully furnished offices
- 24hr access

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## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

**ANDREW MCCALLUM**

0203 440 9809

[andrew@gryphon.uk.com](mailto:andrew@gryphon.uk.com)

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. December 2023