JEREMY JAMES

45 WEYMOUTH STREET, LONDON W1

RENT
£60,000 per annum

SERVICE CHARGE
approx £6,000 per annum.

LOCAL AUTHORITY
City of Westminster

33 New Cavendish Street
London,
W1G 9TS
020 7486 4111
jeremyjames@jeremy-james.co.uk

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DESCRIPTION

This listed Grade II building designed by award winning architects Manalo and White has recently undergone a complete refurbishment with CAT 6A cabling throughout, heating and comfort cooling, video entry in each room, capped off plumbing services. The kitchen includes Quooker taps allowing for filtered chilled and hot drinks.

The building is located on Weymouth Street in the centre of the world's most renowned medical district moments from London Clinic, Harley Street Clinic,Princess Grace Hospital and Kind Edward VII Hospital. Moments from MaryleboneHigh Street. Bond Street and Baker Street underground stations together with accessto the A40/M40 are within close proximity.

Rent: £60,000 per annum

Service Charge: approximately £6,000 per annum.

AMENITIES

Second Floor

Sympathetically refurbished to a high spec

In the heart of the medical district

Additional capped off plumbing services

Video Entry/CCTV

EPC: C

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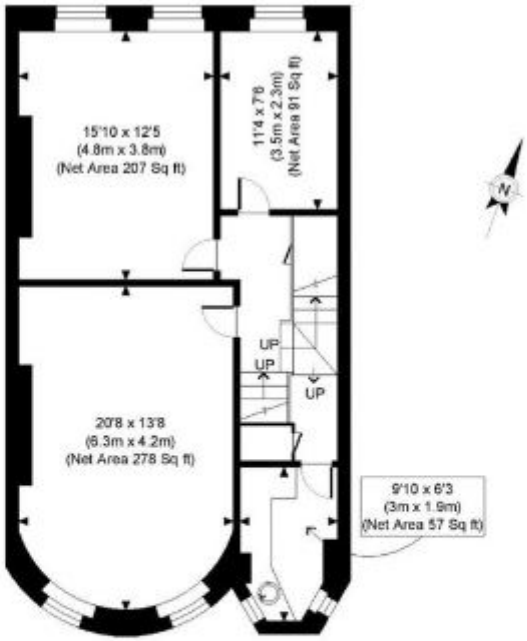

SECOND FLOOR
GROSS AREA 762 SQ FT
NET FLOOR AREA 633 SQ FT

APPROX. NET INTERNAL FLOOR AREA: 633 SQ FT/ 59 SQM
APPROX. GROSS INTERNAL FLOOR AREA: 762 SQ FT/ 71 SQM

PROPERTY PHOTO PLANS .CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

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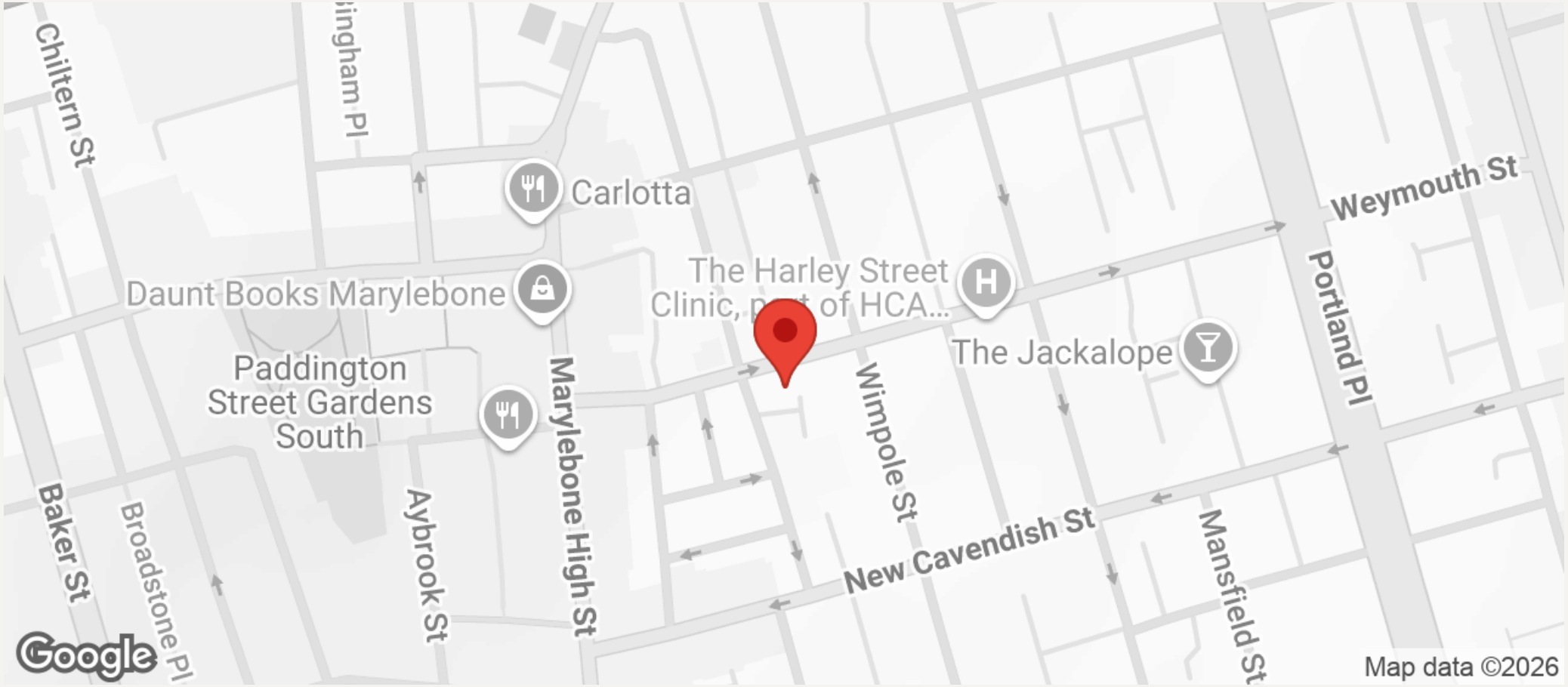

All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agents (or any employee or sub-agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in all good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which then intend to rely. Measurements or distances referred to are approximately only. We have not carried out a survey or tested the services, appliances or specific fittings.

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