



**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



# JEREMY JAMES

## 45 WEYMOUTH STREET, LONDON W1



### 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 Marylebone High Street. Bond Street and Baker Street underground stations together with access to the A40/M40 are within close proximity.

Rent: £60,000 per annum

Service Charge: approximately £6,000 per annum.

### AMENITIES

Second Floor

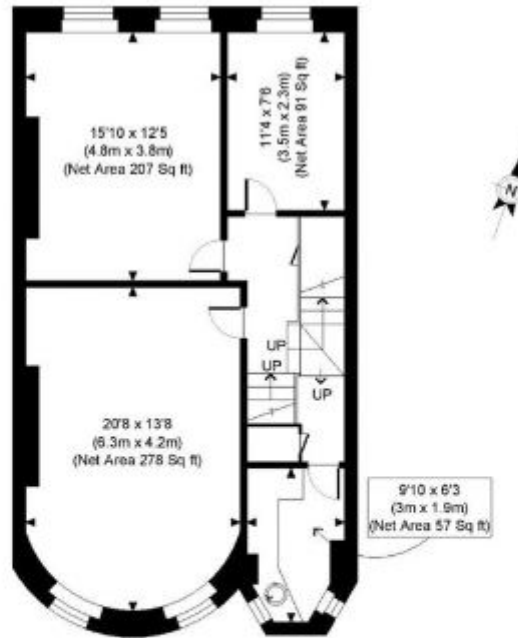
Sympathetically refurbished to a high spec

In the heart of the medical district

Additional capped off plumbing services

Video Entry/CCTV

EPC: C



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

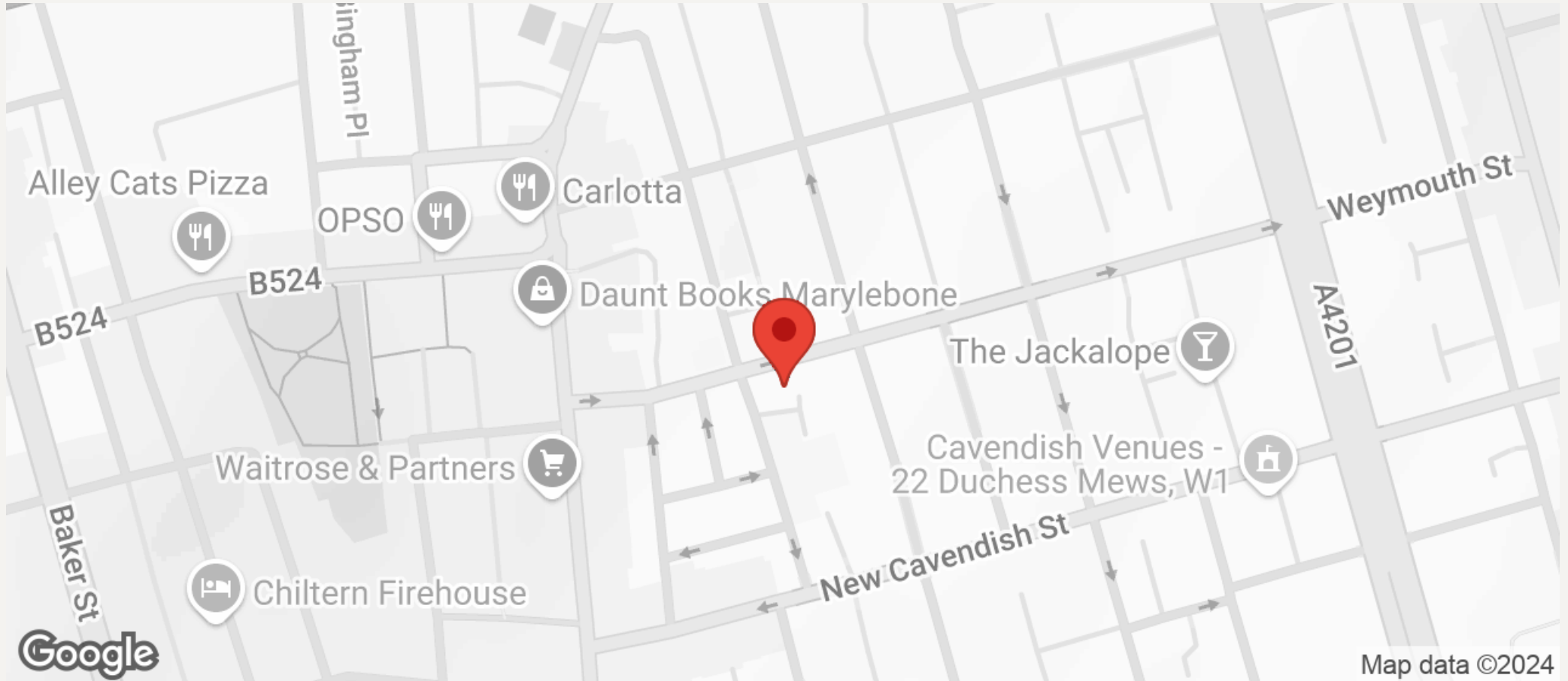
APPROX. NET INTERNAL FLOOR AREA: 633 SQ FT/ 59 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA: 762 SQ FT/ 71 SQM

**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 they 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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