



**JEREMY JAMES**

**WIMPOLE STREET, MARYLEBONE VILLAGE, LONDON W1**



**RENT**

£58,000 per annum

**SERVICE CHARGE**

£17,344 per annum

**LOCAL AUTHORITY**

City of Westminster

**BUSINESS RATES**

approx £24,000

33 New Cavendish Street  
London,  
W1G 9TS

020 7486 4111  
jeremyjames@jeremy-james.co.uk



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## DESCRIPTION

The building is situated in the heart of the Medical District located on the east side of Wimpole Street, close to the junction with Queen Anne Street.

Local transport links include underground stations; Oxford Circus, Bond Street, Baker Street and Regents Park. Mainline stations nearby include Marylebone and Paddington as well as King Cross and St Pancras, allowing easy access to Heathrow airport. Parking is available on the street or alternatively there is an NCP car park moments away.

Lease Expiring: 23rd June 2031

## AMENITIES

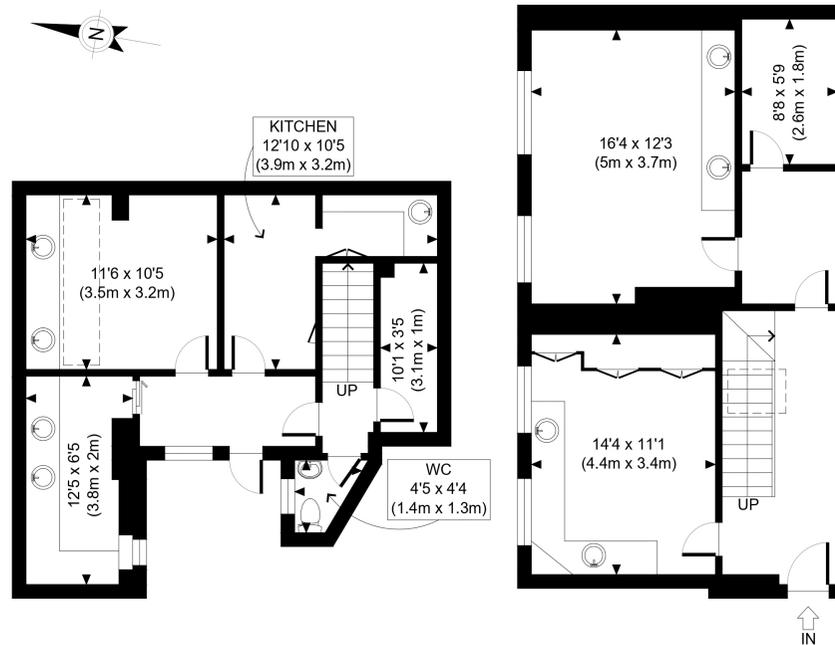
In the heart of the Medical District

Ground and Lower Ground Floor

Communal Waiting Room

Manned Reception

EPC: D



LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 438 SQ FT

GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 615 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1053 SQ FT/ 98 SQM

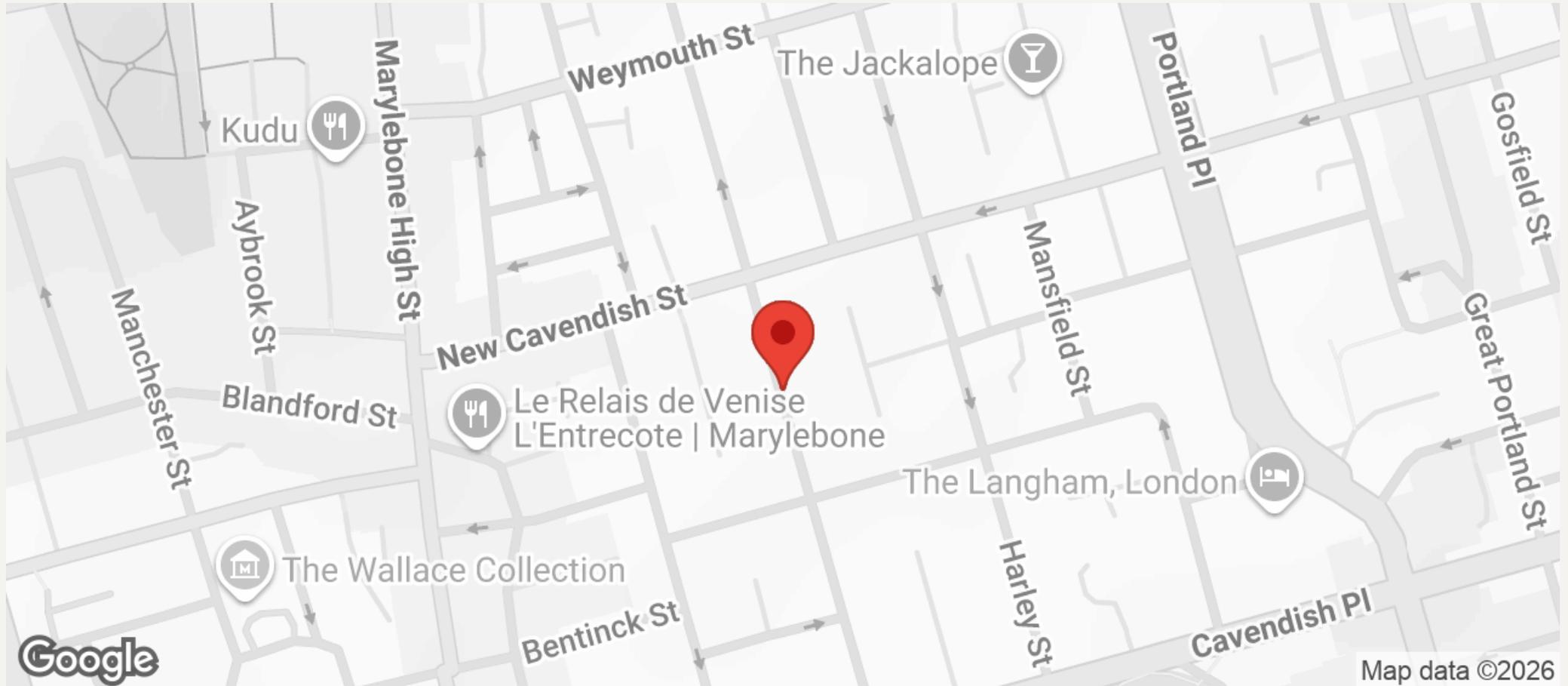
**PROPERTY PHOTO PLANS**.COUK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



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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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