



JEREMY JAMES

WIMPOLE STREET, LONDON W1G 9RQ



RENT

£93,600 per annum

SERVICE CHARGE

Approx £17,550 per annum

LOCAL AUTHORITY

City of Westminster

BUSINESS RATES

Approx £49,116 per annum

EPC RATING

B

33 New Cavendish Street
London,
W1G 9TS

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



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DESCRIPTION

This second floor comprising of 4 consulting rooms approximately 1,170 sq ft (108.69 sq m). The building boasts open plan floors and a modern specification including VRF comfort cooling with heat recovery system and fresh air provided via a mechanical ventilation system. The First Floor also benefits from a furnished terrace area.

An 8 x person 675kg passenger lift provides wheelchair access to the relevant floors with level entry access to the ground floor, from Wimpole Street, via a ramped bridge over the front lightwell.

The building is situated towards the southern end of Wimpole Street, between the junctions of Welbeck Way and Wigmore Street, within the heart of London's Medical District. 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.

The floor is available via new sublease/s for a term expiring April 2026.

AMENITIES

For a term until April 2026

Four Consulting Rooms

Passenger Lift

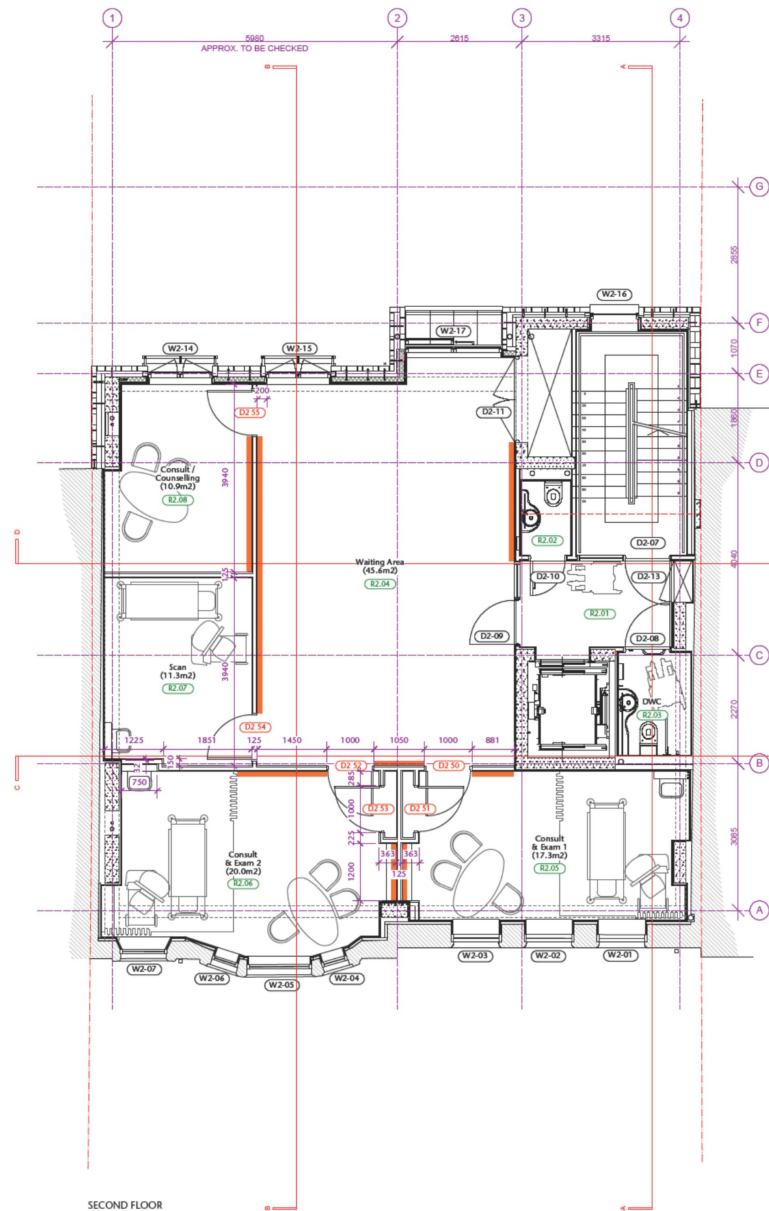
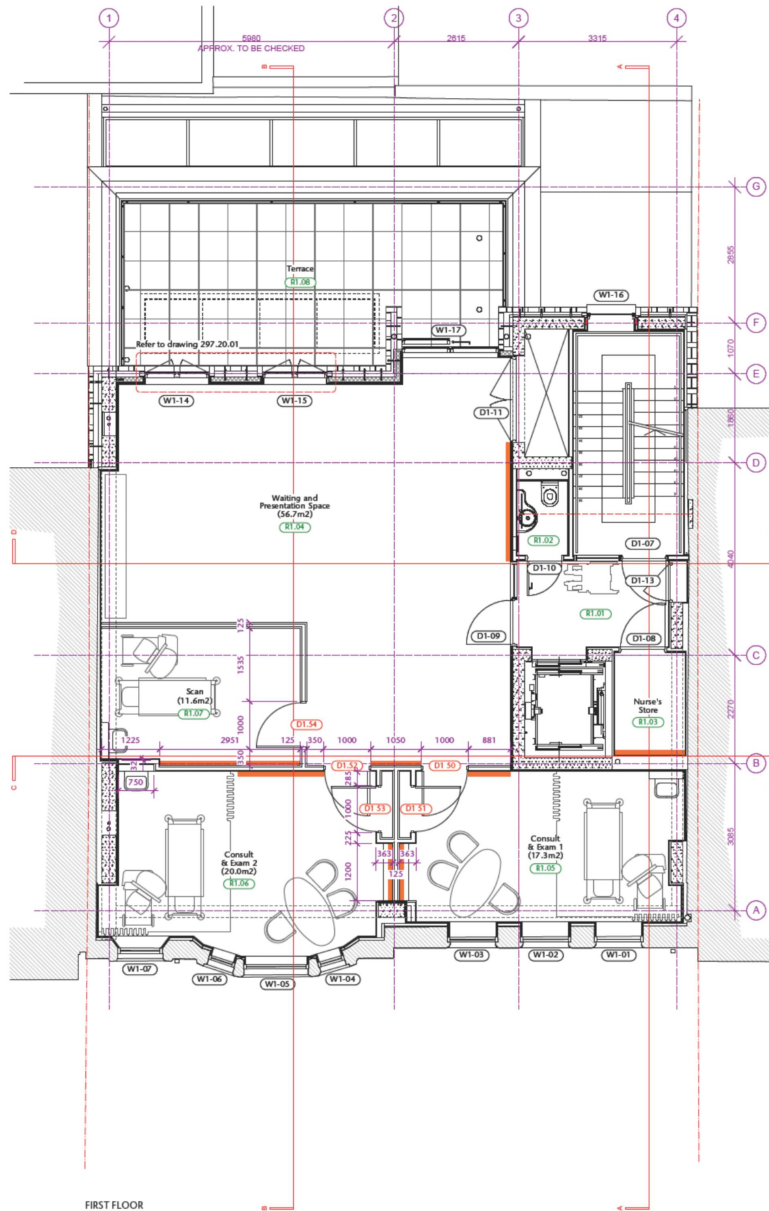
1,170 sq ft (108.69 sq m)

EPC: B

In the heart of the medical district

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Note:
All new stud walls to be British Gypsum
Cymwall Classic Ref: A200142 (12.5mm)
except where indicated.
All partitions to be taken from top of access
floor to concrete soffit. Floor voids to be
filled with fire / acoustic barriers.

Protective board above skirting to
1100mm above F.F.L.

Ply pattress to wall.

D Basins to BT.05 and BT.05 modified 14.08.14
C Wall protection and pattern shown 15.06.14
B Additional notes added 12.05.14
A Minor revisions 22.04.14

Drawn by JB Checked by AJ First issued 11.04.14

Do not scale from drawing
Any discrepancies must be
reported to the architect
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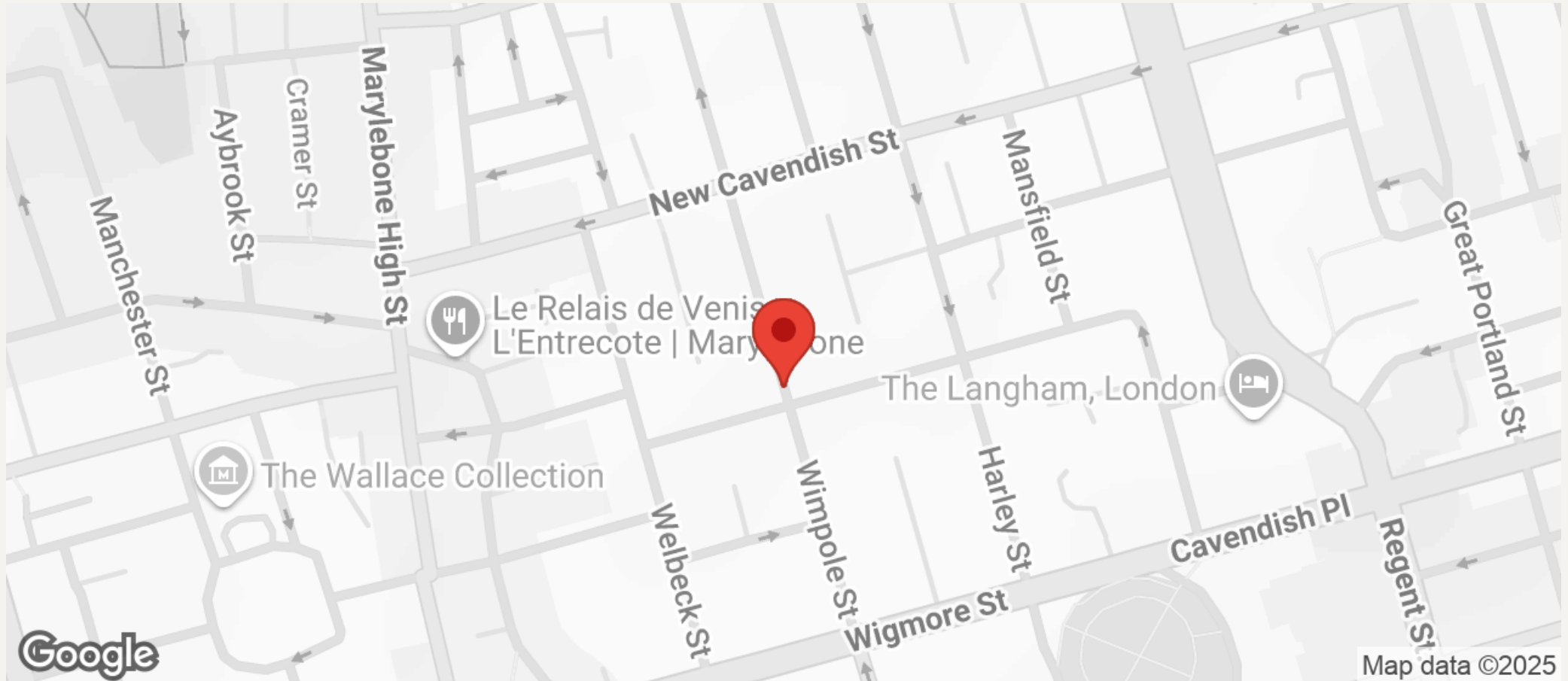
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PROJECT
M Wimpole Street
DRAWING
General Arrangement First
and Second Floor Plans
SCALE @ A1
1/50
SCALE @ A2
1/100
DRAWING No.
297 / 00 / 06 /
REVISION No.
D



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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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