



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

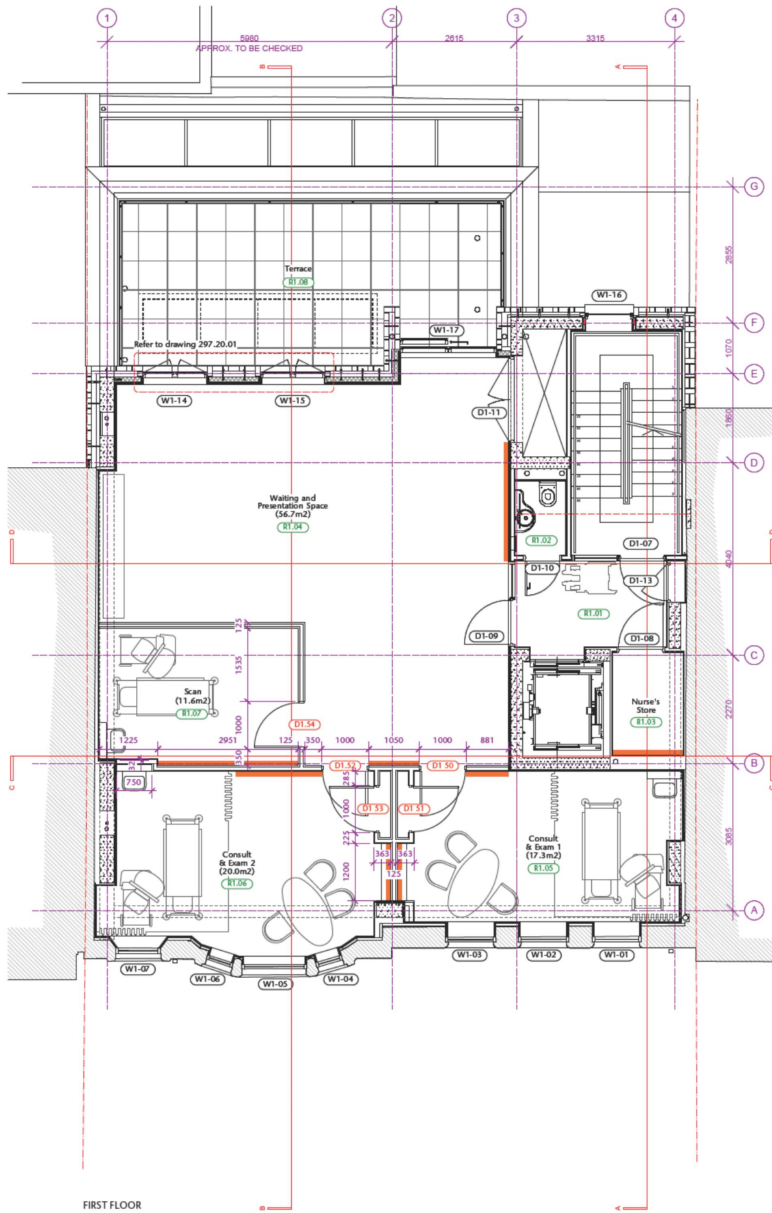
Four Consulting Rooms

Passenger Lift

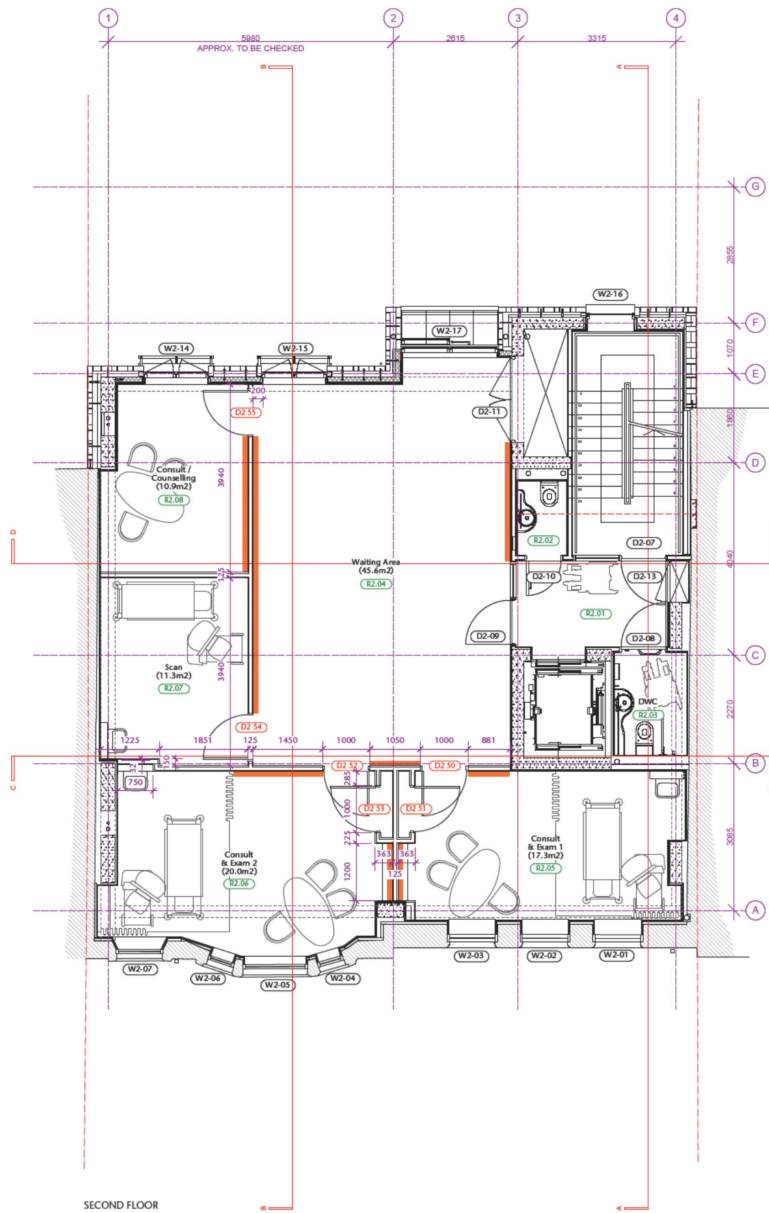
1,170 sq ft (108.69 sq m)

EPC: B

In the heart of the medical district



FIRST FLOOR



SECOND FLOOR

Note:
 All new stud walls to be British Gyproc
 Gyproc Classic 90/A200142 (12.2mm)
 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 patress to wall.

D Bases to RT.05 and R2.05 modified 14.08.16
 C Wall protection and patress shown 15.06.16
 B Additional notes added 12.05.16
 A Mirror revisions 22.04.16

Rev. REVISION DATE
 Drawn by JB Checked by AJ First issued 11.04.16

Do not scale from drawing
 Any discrepancies must be
 reported to the architect
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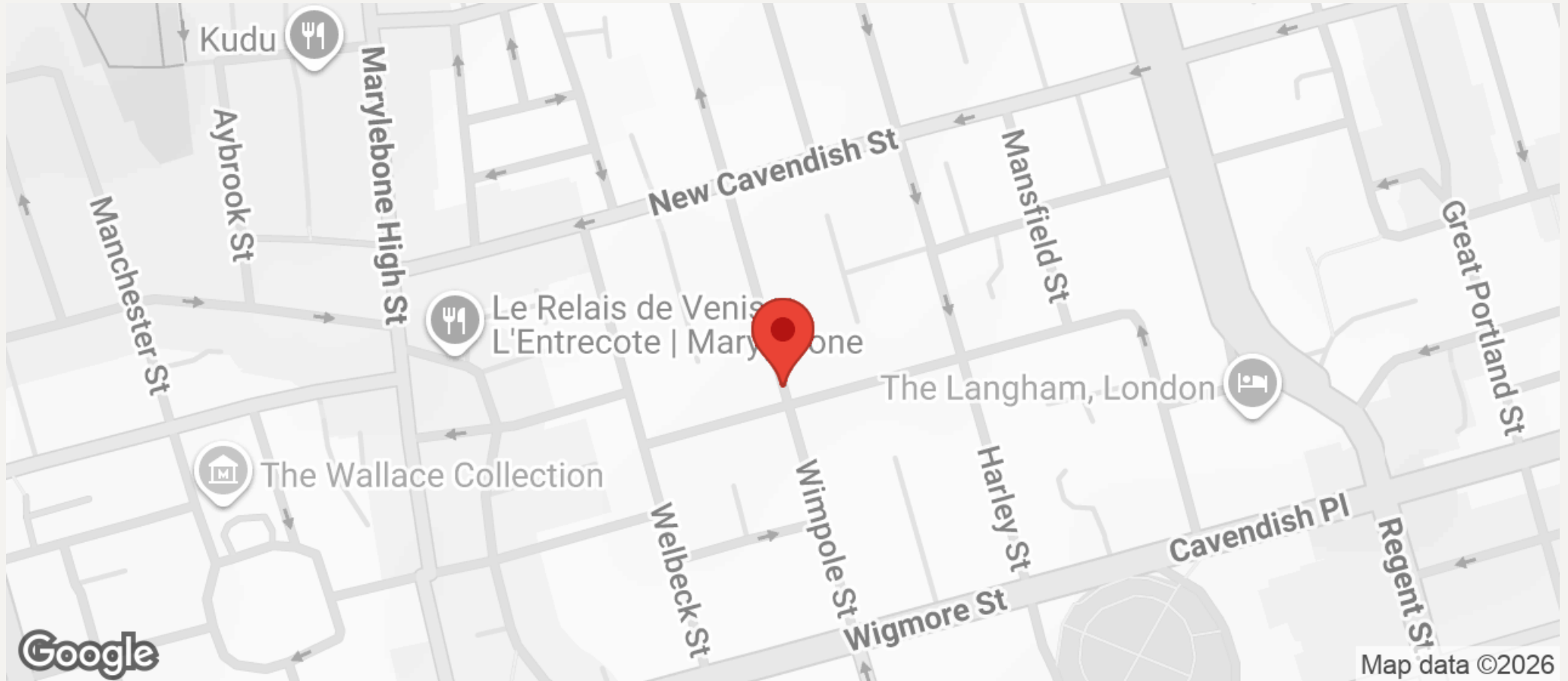
ADRIAN JAMES
 ARCHITECTS
 01 855 203267
 info@adrianjames.com
 www.adrianjames.com
 79a Mill St Oxford OX2 0AL

PROJECT	
M Wimpole Street	
DRAWING	
General Arrangement First and Second Floor Plans	
SCALE @ A1	SCALE @ A2
1/50	1/100
DRAWING No.	REVISION No.
297 / 00 / 06 /	D



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