



# JEREMY JAMES

## WELBECK STREET, MARYLEBONE, LONDON W1G



### RENT

£100,000 per annum

### SERVICE CHARGE

£30,000 per annum

### LOCAL AUTHORITY

City of Westminster

### BUSINESS RATES

Included

33 New Cavendish Street  
London,  
W1G 9TS

020 7486 4111  
[jeremyjames@jeremy-james.co.uk](mailto:jeremyjames@jeremy-james.co.uk)



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### DESCRIPTION

Local transport links include underground stations; Oxford Circus, Bond Street, Baker Street and Regent Park. The building is a few moments walk away from Marylebone High Street with its enviable array of restaurants, shops and amenities.

### AMENITIES

Ground & First Floor

Air conditioned

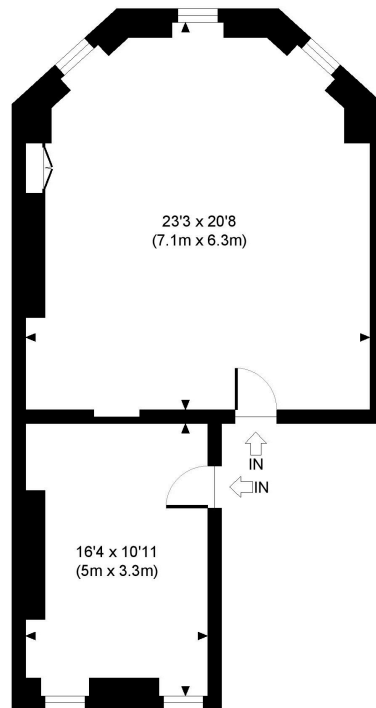
In the heart of the medical district

4 Rooms

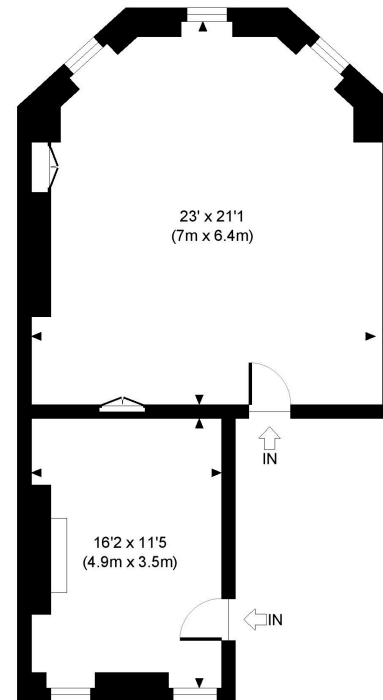
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GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 637 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 646 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 1283 SQ FT/ 119 SQM

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

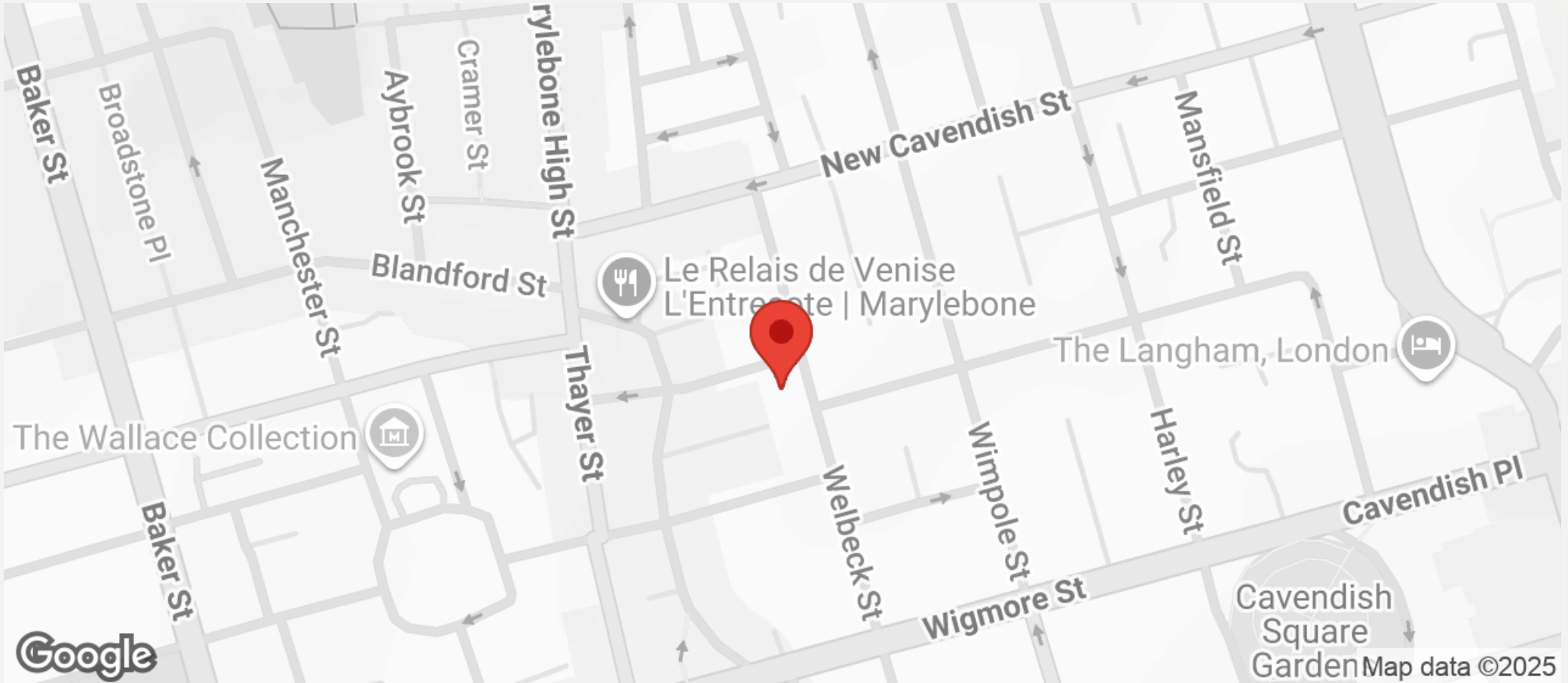
This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for 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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