# JEREMY JAMES

## 9 UPPER WIMPOLE STREET, LONDON W1G

**RENT**
£60,000 per annum

**SERVICE CHARGE**
Included

**LOCAL AUTHORITY**
City of Westminster

**BUSINESS RATES**
Included

33 New Cavendish Street
London,
W1G 9TS
020 7486 4111
jeremyjames@jeremy-james.co.uk

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### DESCRIPTION

The property is located on the east side of Upper Wimpole Street close to the junction with Weymouth Street. A stone's throw away from Marylebone high street. Bond Street and Baker Street underground stations together with access to the A40/M40 are within close proximity.

The rent includes business rates and service charge.

### AMENITIES

One Room

First Floor

In the heart of the medical district

EPC: F

The rent includes of rates and service charge.

Manned Reception

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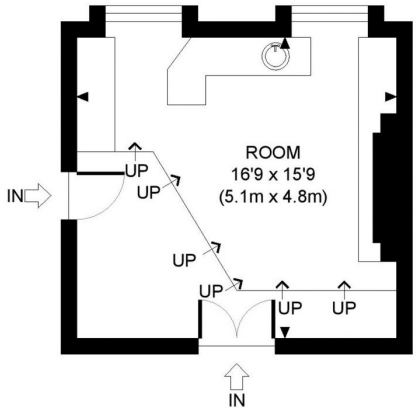


FIRST FLOOR
NET INTERNAL
FLOOR AREA 270 SQ FT

APPROX. NET INTERNAL FLOOR AREA: 270 SQ FT/ 25 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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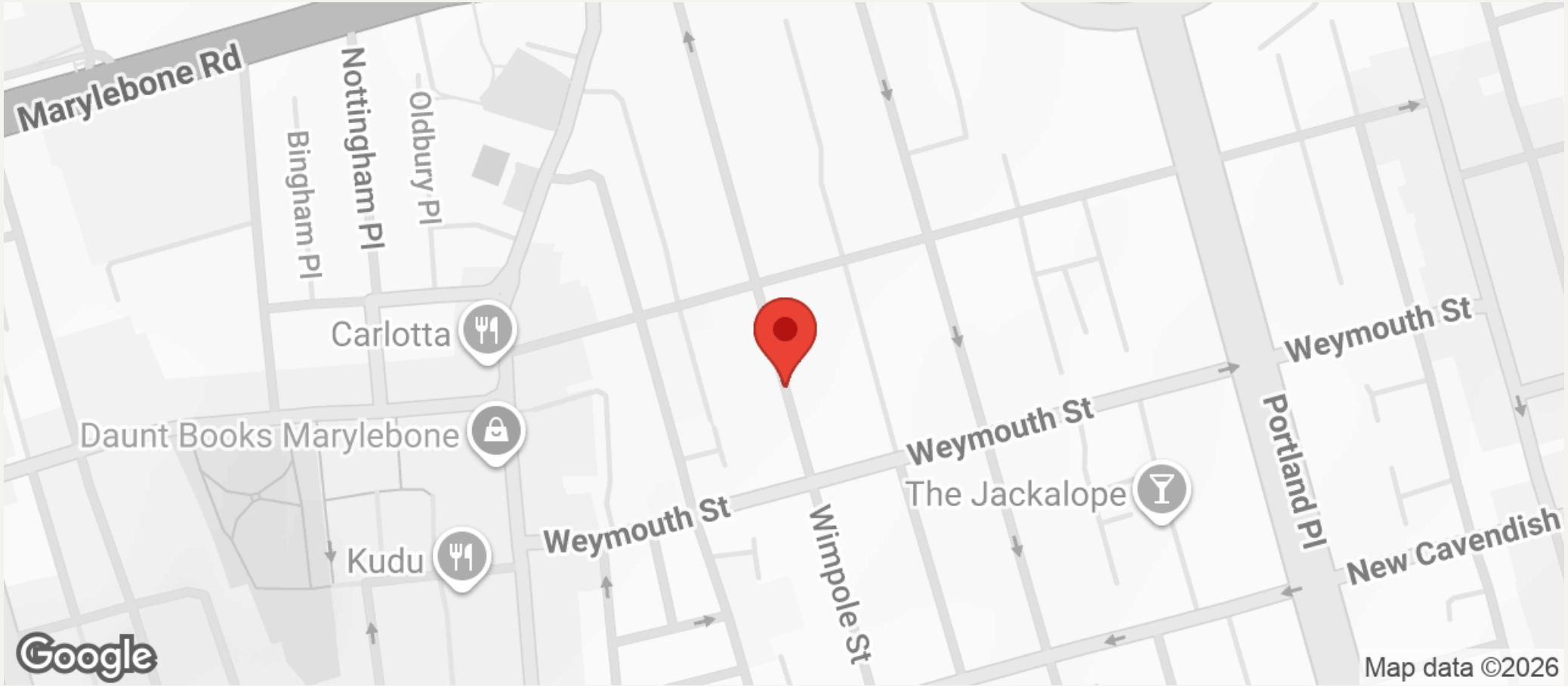


All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agents (or any employee or sub-agent) authorised to make or give 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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