



JEREMY JAMES

WIMPOLE STREET, LONDON W1G 9RQ



RENT

£88,125 per annum

SERVICE CHARGE

Approx £17,625 per annum

LOCAL AUTHORITY

City of Westminster

BUSINESS RATES

Approx £46,170 per annum

33 New Cavendish Street
London,
W1G 9TS

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DESCRIPTION

This second floor comprising of 3 consulting rooms approximately 1,175 sq ft (109.16 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.

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

3 Consulting Rooms

Passenger Lift

1,175 sq ft (109.16 sq m)

EPC: B

In the heart of the medical district



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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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