



**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

020 7486 4111  
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# JEREMY JAMES

## WIMPOLE STREET, LONDON W1G 9RQ



### 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

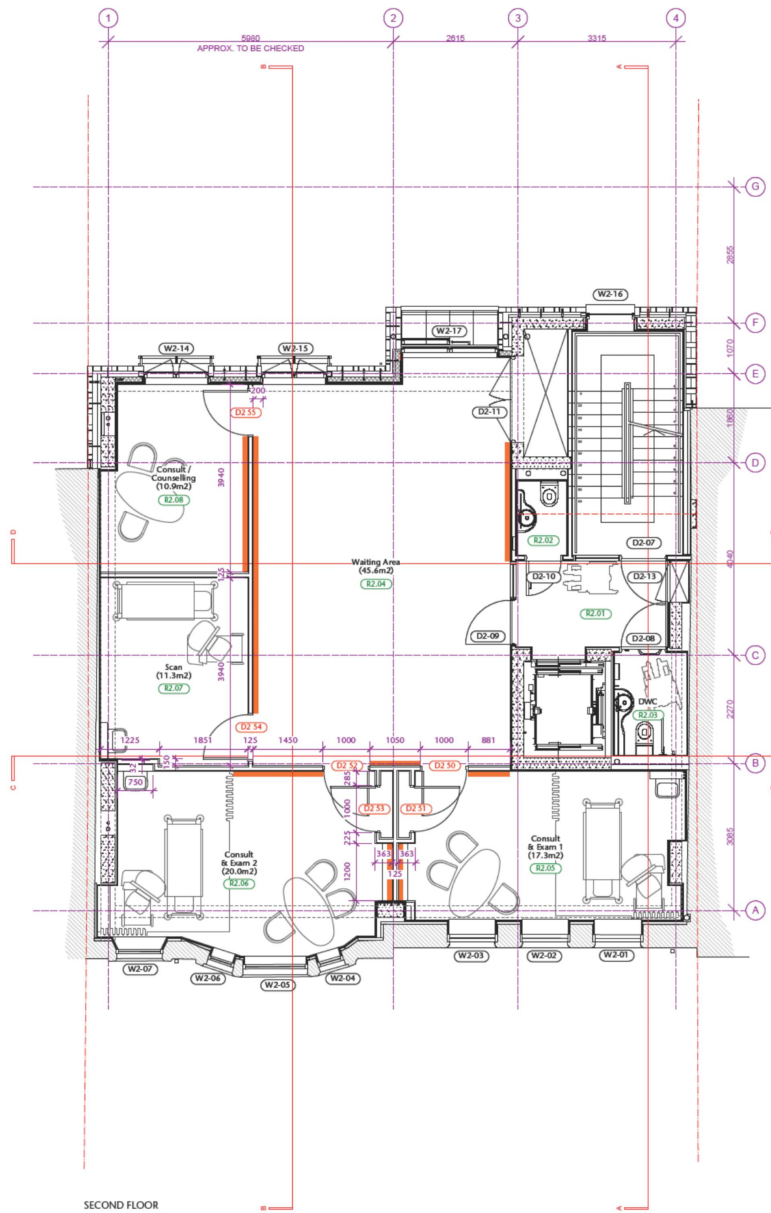
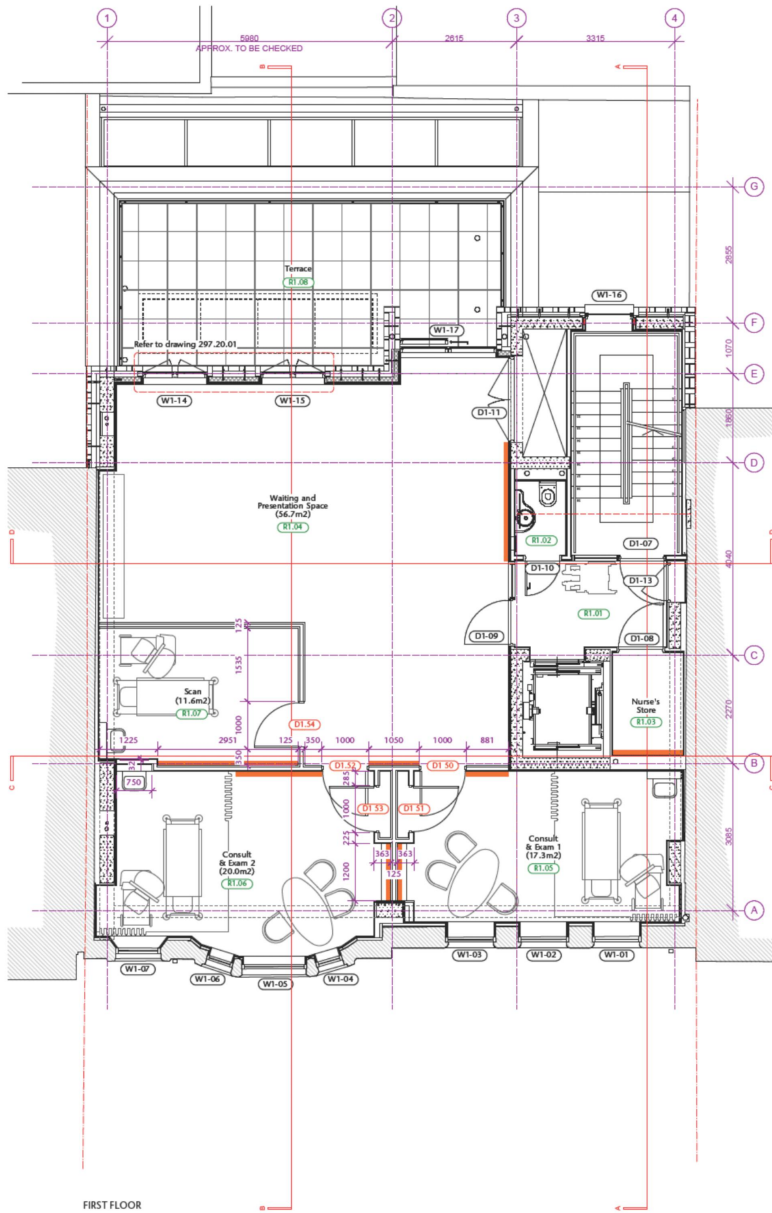
3 Consulting Rooms

Passenger Lift

1,175 sq ft (109.16 sq m)

EPC: B

In the heart of the medical district



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 patch to wall.

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

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

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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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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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