



JEREMY JAMES

WEYMOUTH STREET, MARYLEBONE, LONDON W1G



RENT

£140,000 per annum

SERVICE CHARGE

approx £22,879.72 per annum

LOCAL AUTHORITY

City of Westminster

BUSINESS RATES

Approx £24,038

33 New Cavendish Street
London,
W1G 9TS

020 7486 4111
jeremyjames@jeremy-james.co.uk



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DESCRIPTION

This listed Grade II building designed by award winning architects Manalo and White has recently undergone a complete refurbishment with CAT 6A cabling throughout, heating and comfort cooling, video entry in each room.

The building is located on Weymouth Street in the centre of the world's most renowned medical district moments from London Clinic, Harley Street Clinic, Princess Grace Hospital and Kind Edward VII Hospital. Moments from Marylebone High Street. Bond Street and Baker Street underground stations together with access to the A40/M40 are within close proximity.

Lease expiring 5th February 2033

Break: 6th February 2028

Rent Review: 6th February 2028

AMENITIES

Ground and Lower Ground Floor

Sympathetically refurbished to a high spec

In the heart of the medical district

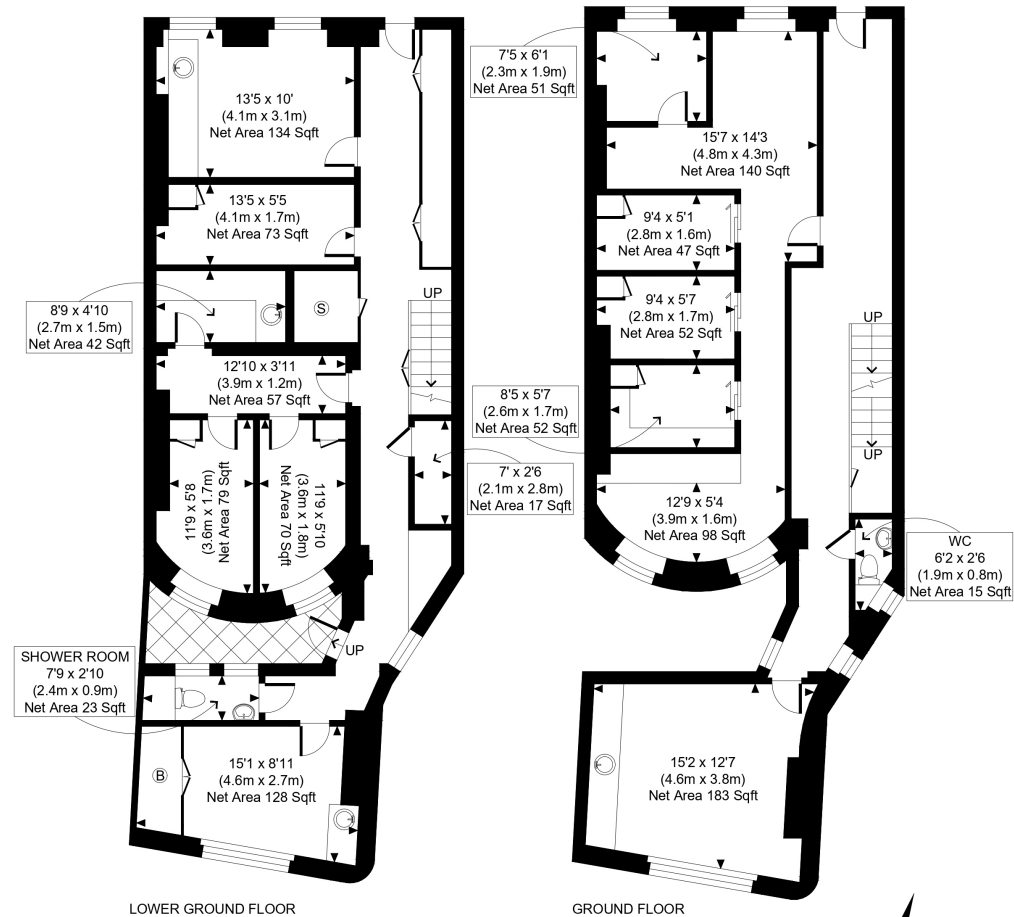
1,985 sq ft (176 sq m)

EPC: C

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APPROX. GROSS FLOOR AREA: 1895 SQ FT/ 176 SQM

APPROX. NET FLOOR AREA: 1325 SQ FT/ 123 SQM

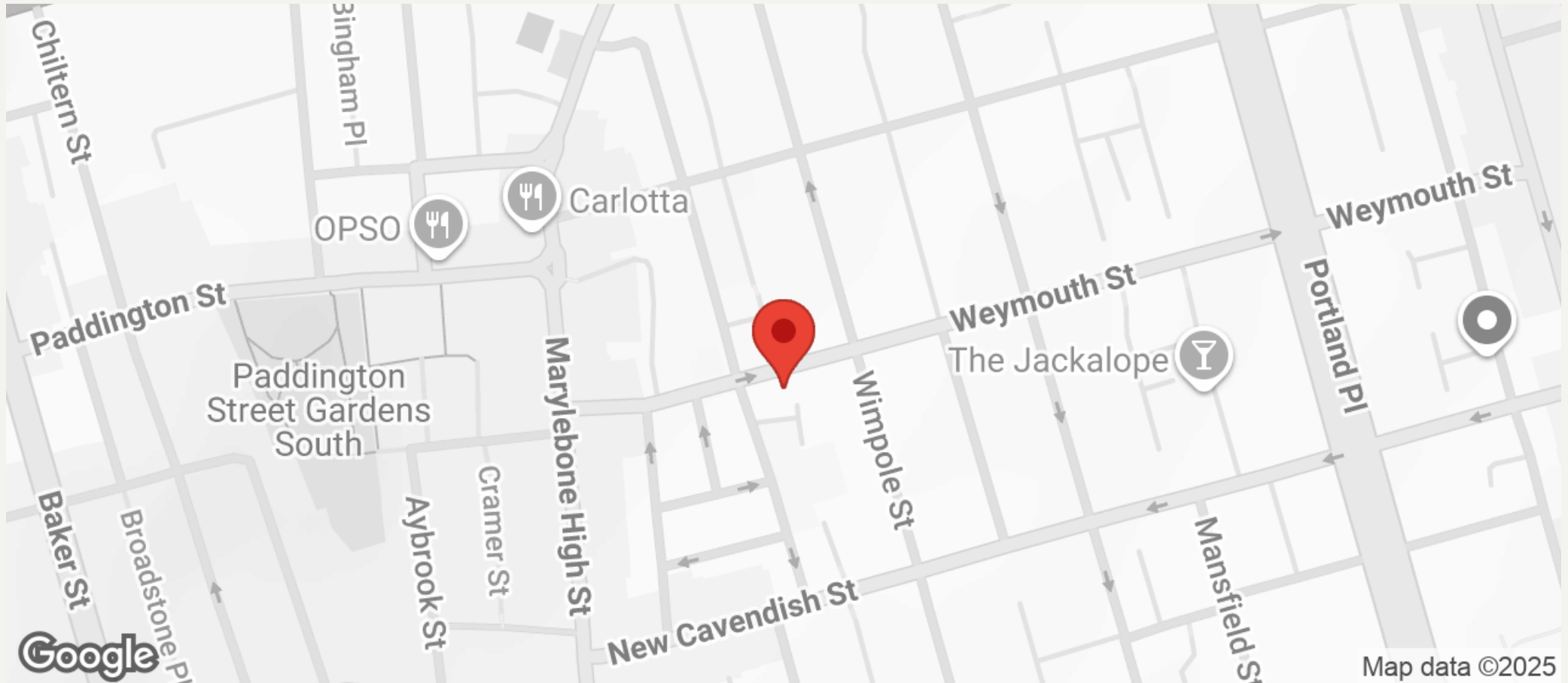
PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

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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