



JEREMY JAMES

WIMPOLE STREET, LONDON, W1G



RENT

£52,000 per annum

SERVICE CHARGE

approx £29,000

LOCAL AUTHORITY

City of Westminster

BUSINESS RATES

Approx £20,580

33 New Cavendish Street
London,
W1G 9TS

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



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DESCRIPTION

The building is situated in the heart of the Medical District located on the east side of Wimpole Street, close to the junction with Queen Anne Street. Both Bond Street and Oxford Circus underground stations are within close proximity together with the shopping facilities of Marylebone High Street.

Lease Expiring September 2032

Rent Review September 2027

Break Clause: September 2027

AMENITIES

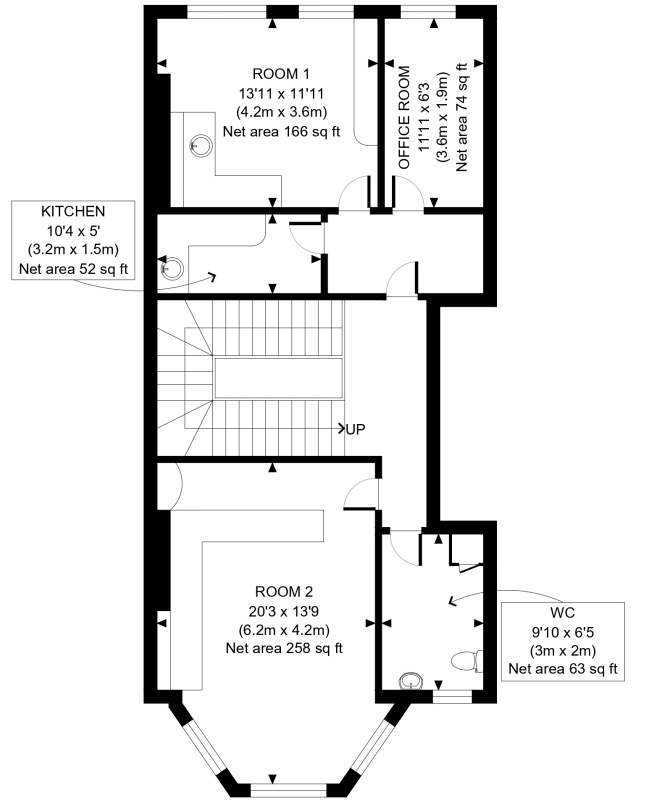
Communal Waiting Room

Three Rooms

Second Floor

In the heart of the medical district

EPC: C



GROSS INTERNAL
FLOOR AREA 879 SQ FT
NET AREA 613 SQ FT



APPROX. NET INTERNAL FLOOR AREA: 613 SQ FT/ 57 SQM
APPROX. GROSS INTERNAL FLOOR AREA: 879 SQ FT/ 82 SQM

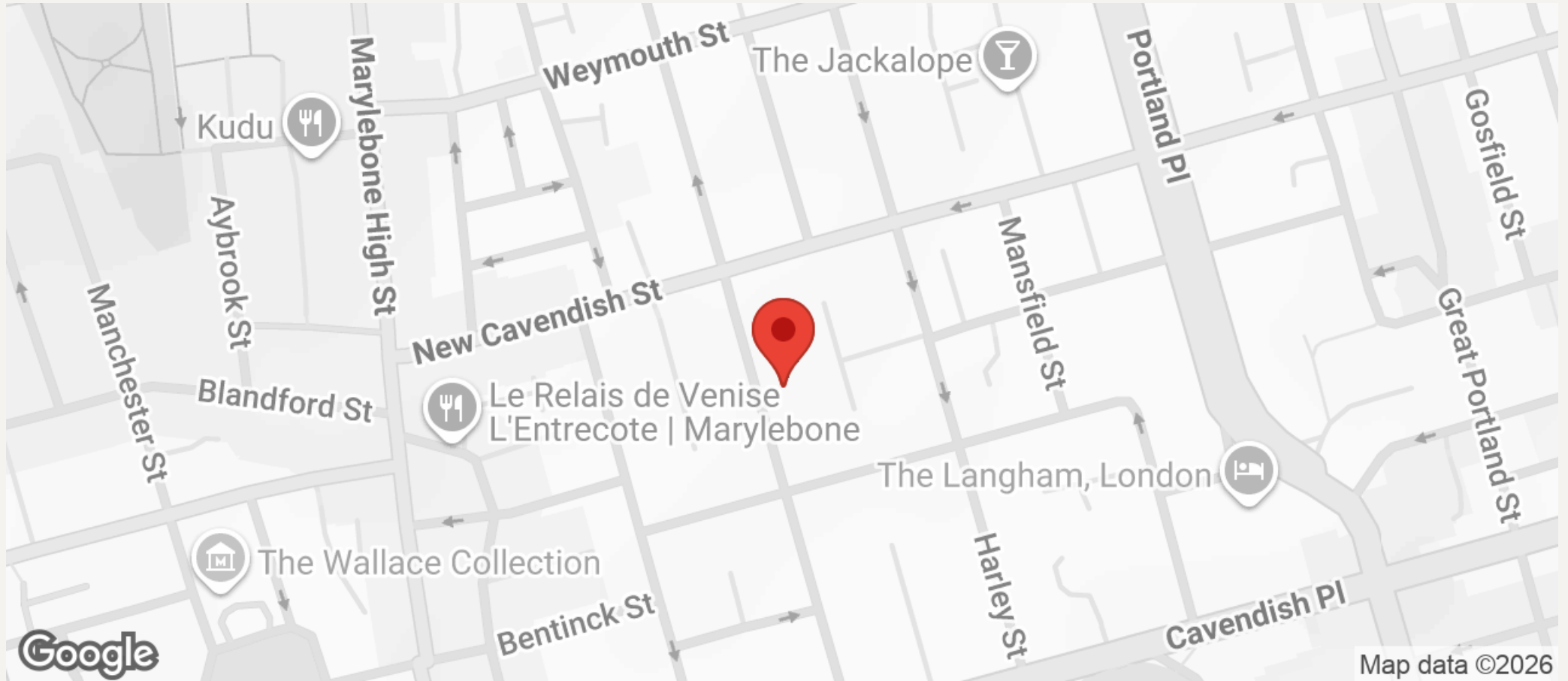
PROPERTY PHOTO PLANS.COUK
ONE STOP SHOP FOR PROPERTY MARKETING

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 they 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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