



# JEREMY JAMES

## WIMPOLE STREET, LONDON W1



**RENT**  
£78,455 per annum



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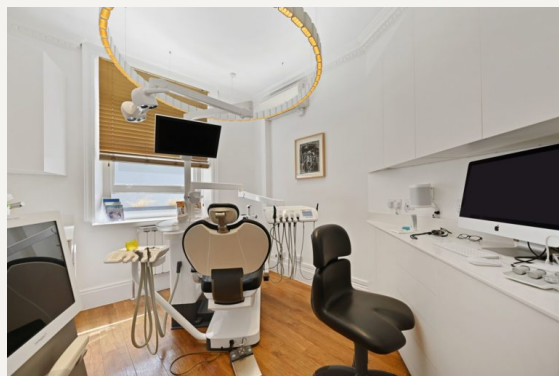
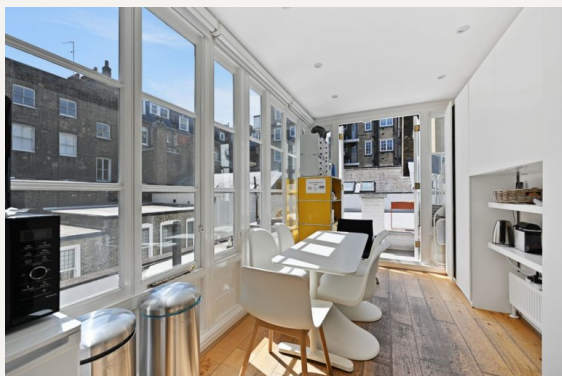
### DESCRIPTION

This attractive Period building is located on the west side of Wimpole Street, close to the junction with New Cavendish Street. 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. Parking is available on the street or alternatively there is an NCP car park moments away.

Lease expires 24th March 2030.

Rent Review 25th March 2025

Fixtures and Fitting list available on request.



### AMENITIES

Communal Waiting Room

Ground Floor 788 sq ft

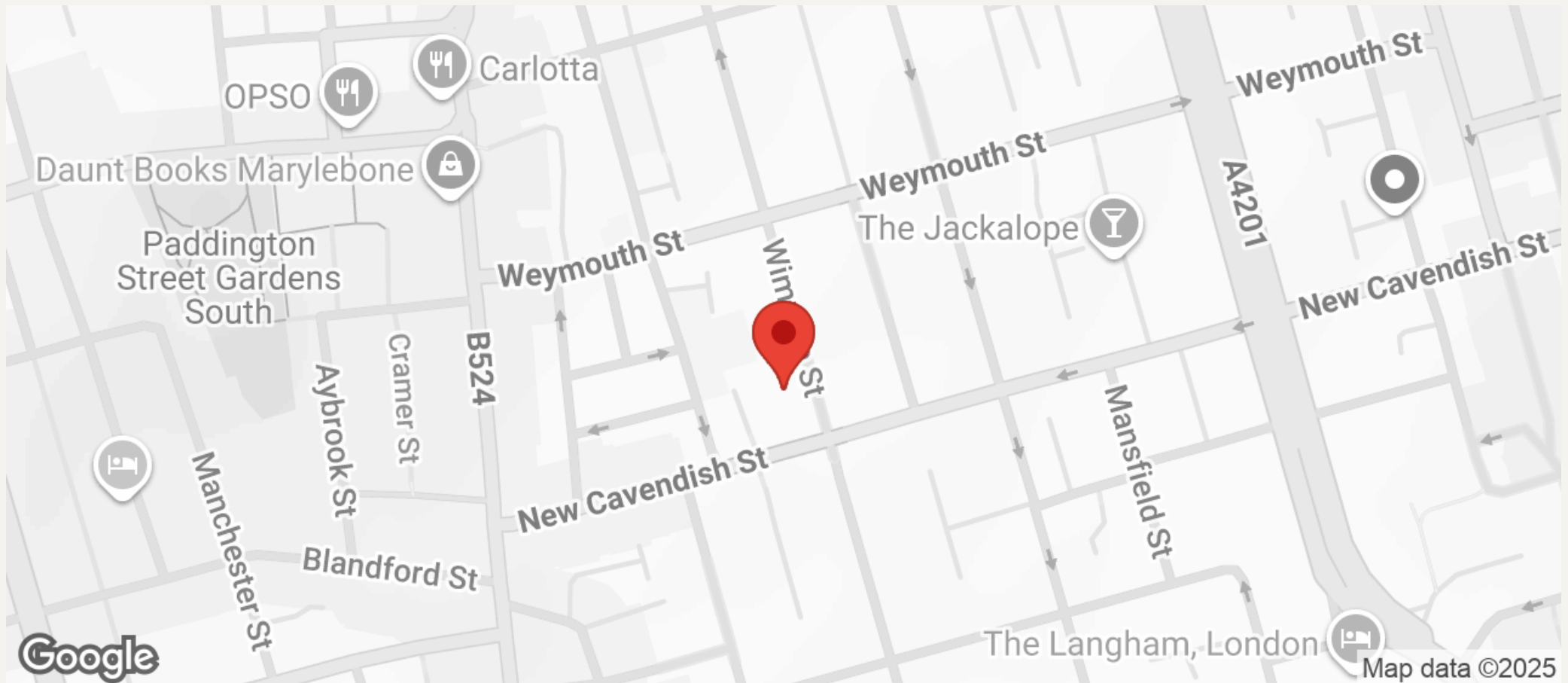
First Floor 135 sq ft

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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