



JEREMY JAMES

WIMPOLE STREET, LONDON W1 - MEDICAL HOUSE



RENT

£240,000 per annum

33 New Cavendish Street  
London,  
W1G 9TS  
020 7486 4111

[jeremyjames@jeremy-james.co.uk](mailto:jeremyjames@jeremy-james.co.uk)



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### DESCRIPTION

This prestigious mid-Georgian building, currently undergoing extensive refurbishment, is situated at the junction with New Cavendish Street and is within easy reach of local car parking, public transport and the amenities of Marylebone High Street.

There is on street permit or meter parking directly outside the house, and the possibility of renting multiple or single spaces nearby under separate lease.

The house, which should be ready to occupy November 2008, comes with approximately 10 licences and would be let on a long term 10 – 15 year lease, subject to contract.

### AMENITIES

New Refurbishment

Passenger Lift

Cat 5e cabling

Good natural light, with double aspect

Air Conditioning

10 Licences

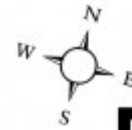
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# 30A WIMPOLE STREET

APPROX GROSS INTERNAL FLOOR AREA  
5866 SQ.FT ( 545 SQ.M.)



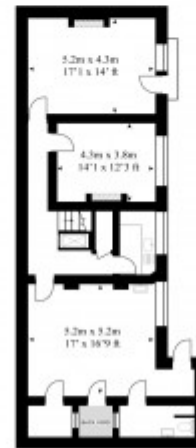
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

The Floor - plans are for representation purposes only and should be used as such by any prospective client.



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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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