



JEREMY JAMES

WEYMOUTH STREET, MARYLEBONE, LONDON W1



RENT  
£92,500 per annum

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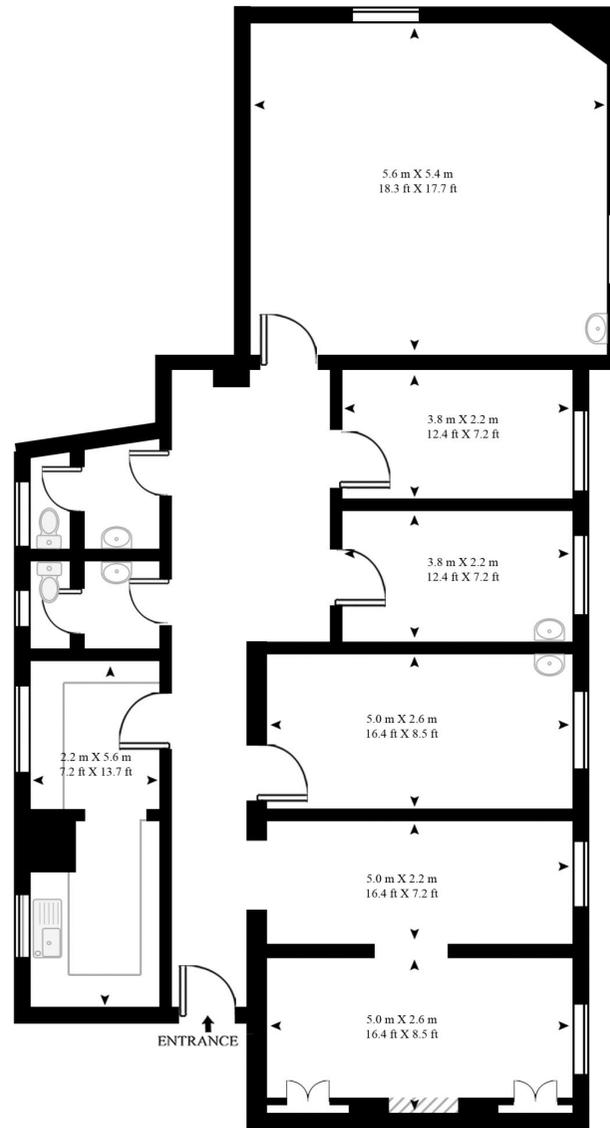
## DESCRIPTION

A unique opportunity to rent this spacious ground floor self contained medical suite. The suite extends to approximately 1,344 sq. ft. (124.9 sq. m). The well regarded building is located on the south side of Weymouth Street at the junction with Hallam Street. The suite lends itself to suit a variety of medical users. Comprising six principal rooms plus kitchen, and two w/cs. There is a house manager whom is located in the entrance hall. Parking is available on street or in nearby NCP car parks. Local transport links include underground stations Oxford Circus, Bond Street, Baker Street and Regent's Park. Mainline stations nearby include Marylebone and Paddington. Easy access to Heathrow Airport.

## AMENITIES

## WEYMOUTH STREET

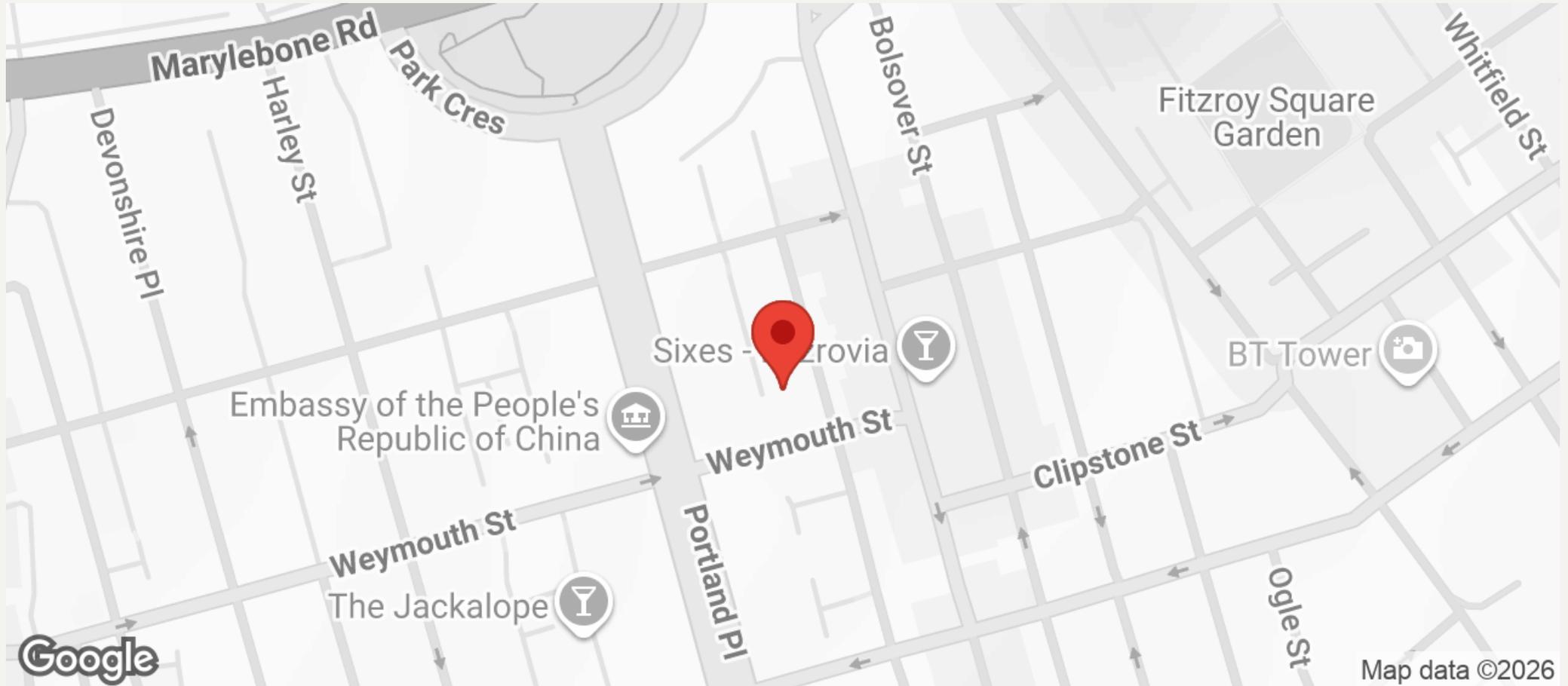
APPROXIMATE GROSS INTERNAL FLOOR AREA 1414 SQ.FT (131.4 SQ.M)  
APPROXIMATE NET INTERNAL FLOOR AREA 1344 SQ.FT (124.9 SQ.M)





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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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