



JEREMY JAMES

WIMPOLE STREET, MARYLEBONE, LONDON W1



RENT  
£50,000 per annum

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### DESCRIPTION

This newly refurbished suite on the fourth floor with lift, the rent being £50,000 per annum inclusive of service charge but exclusive of business rates and council tax. Business rates are approximately £10,354 per annum payable with council tax £1,195 per annum.

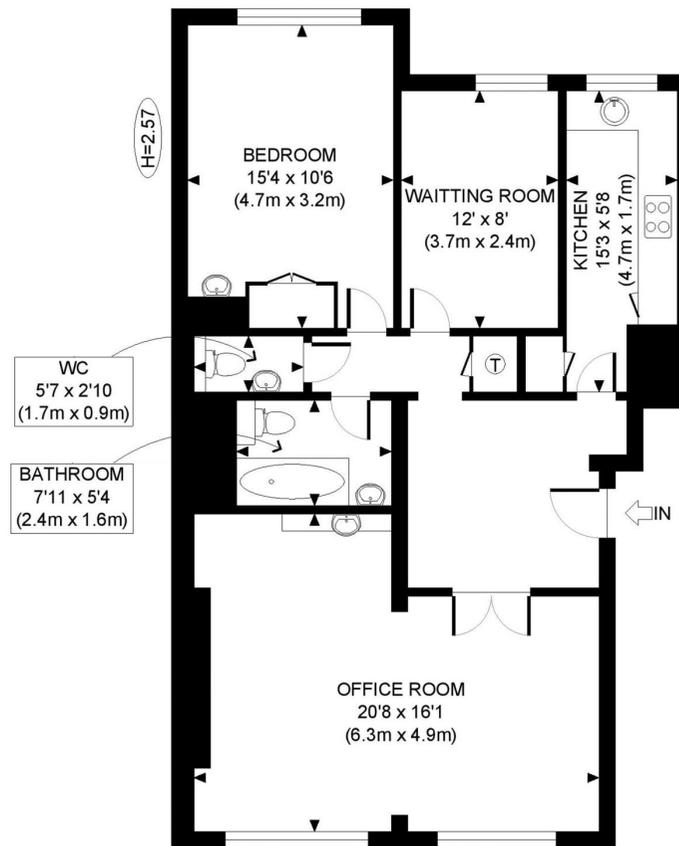
The building is located on the east side of Wimpole Street midway between New Cavendish Street and Queen Anne Street. Both Bond Street and Oxford Circus underground stations are within close proximity together with the shopping facilities of Marylebone High Street.



### AMENITIES

Passenger Lift

In the heart of the Medical District



FOURTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 879 SQ FT

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

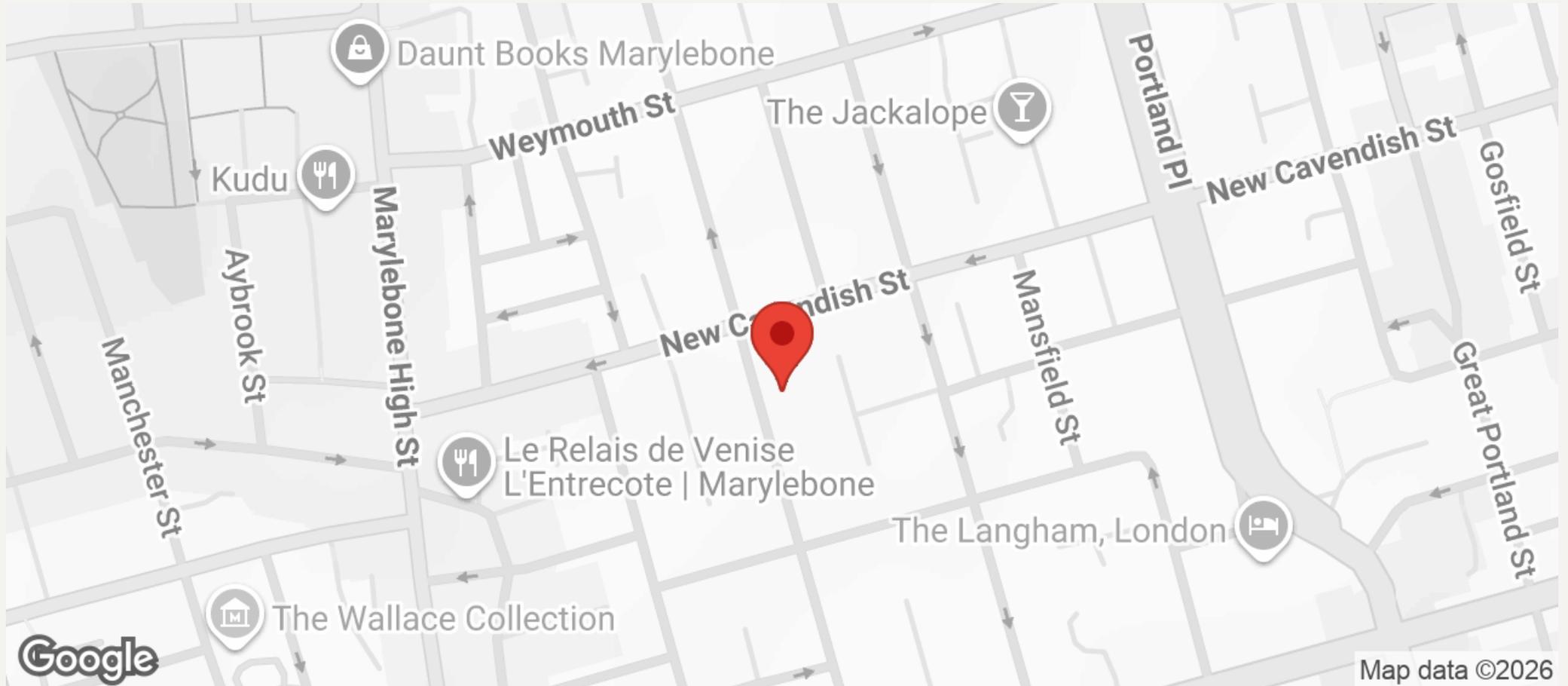
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ONE STOP SHOP FOR PROPERTY MARKETING

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 miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective client. 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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