



JEREMY JAMES

UPPER WIMPOLE STREET, MARYLEBONE VILLAGE, LONDON W1



RENT

£50,000 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 suite offers one medical licence with the rent being £50,000 per annum inclusive of service charge but exclusive of business rates. Business rates contribution approximately £13,000 per annum.

The building is located on the west side of Upper Wimpole Street at the junction with Weymouth Street. Both Bond Street and Oxford Circus underground stations are within close proximity together with the shopping facilities of Marylebone High Street.

### AMENITIES

1st Floor

Communal waiting room

In the heart of the medical district

Passenger Lift

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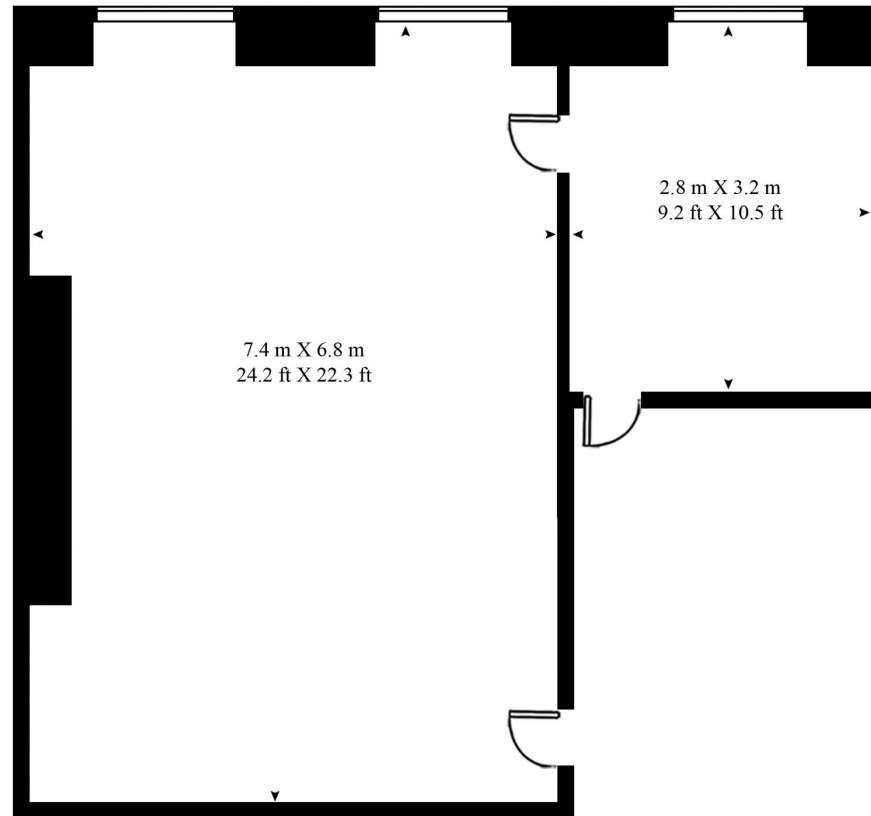
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## UPPER WIMPOLE STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA 432 SQ.FT (40.2 SQ.M)

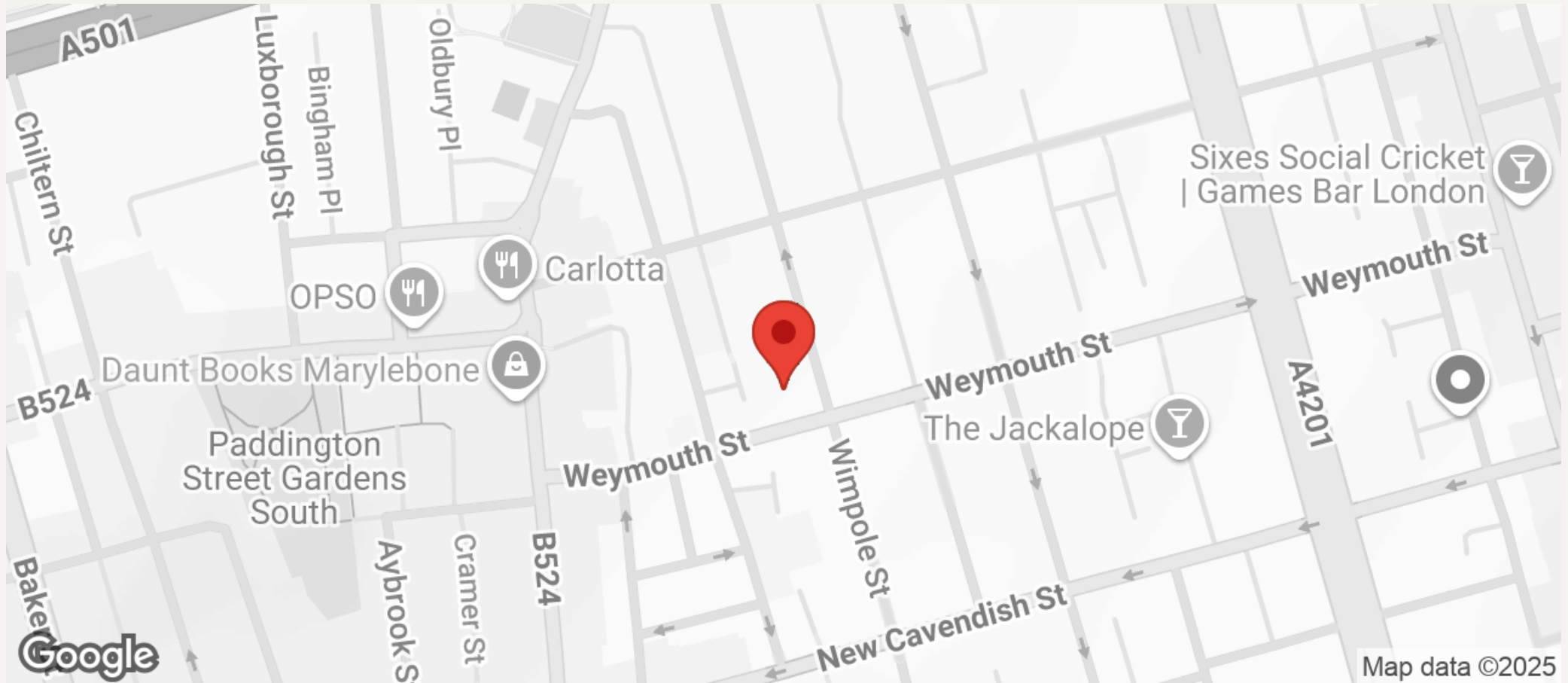
APPROXIMATE NET INTERNAL FLOOR AREA 403 SQ.FT (37.5 SQ.M)





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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 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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