



**JEREMY JAMES**

**WEYMOUTH STREET, LONDON W1**



**RENT**

£140,000 per annum

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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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## WEYMOUTH STREET, LONDON W1



### DESCRIPTION

This listed Grade II building designed by award winning architects Manalo and White has recently undergone a complete refurbishment with CAT 6A cabling throughout, heating and comfort cooling, video entry in each room, capped off plumbing services. The kitchen includes Quooker taps allowing for filtered chilled and hot drinks.

The building is located on Weymouth Street in the centre of the world's most renowned medical district moments from London Clinic, Harley Street Clinic, Princess Grace Hospital and Kind Edward VII Hospital. Moments from Marylebone High Street. Bond Street and Baker Street underground stations together with access to the A40/M40 are within close proximity.

Rent: £140,000 per annum

Service Charge: approximately £12,000 per annum plus insurance £1,500 per annum

### AMENITIES

Ground and Lower Ground Floor

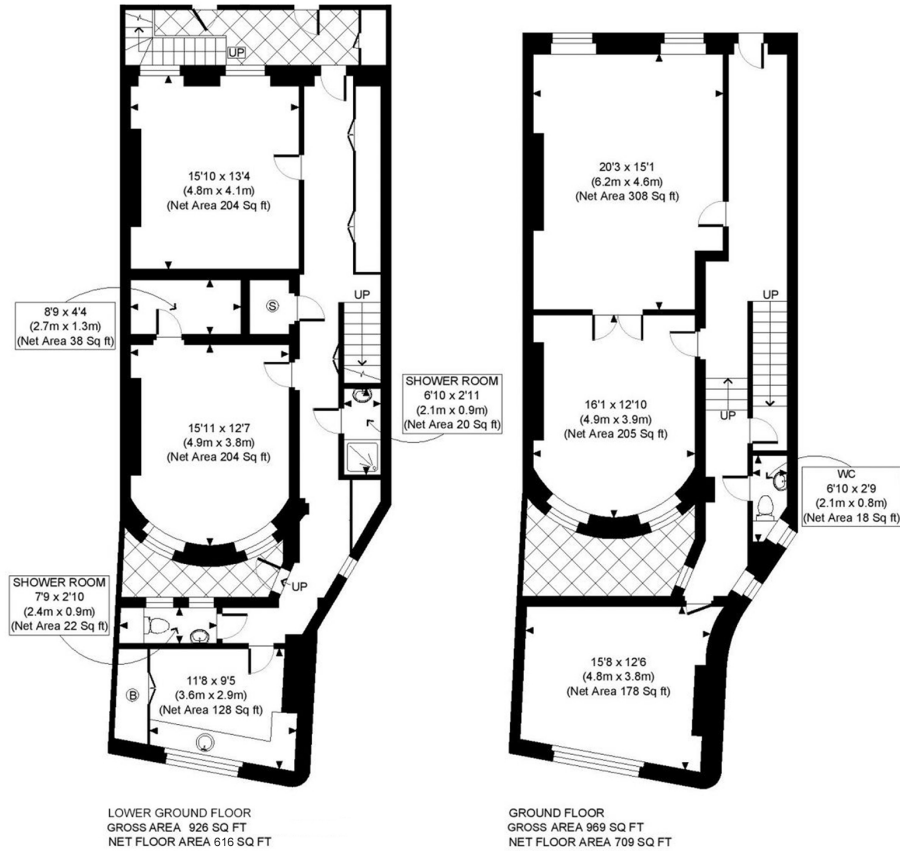
Sympathetically refurbished to a high spec

Capped off plumbing to both floors

In the heart of the medical district

1,325 sq ft (123 sq m)

EPC: C



APPROX. NET INTERNAL FLOOR AREA: 1325 SQ FT/ 123 SQM

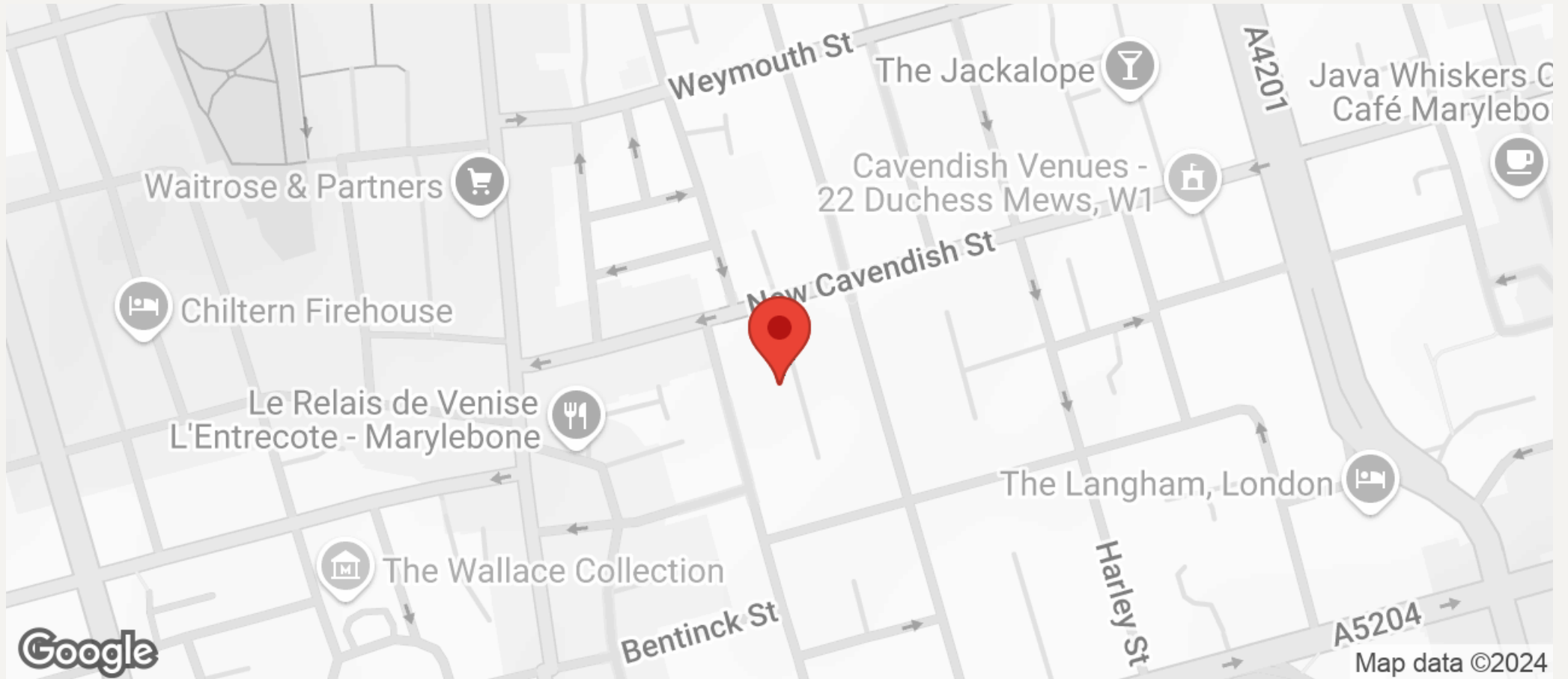
**PROPERTY PHOTO PLANS**.COUK  
ONE STOP SHOP FOR PROPERTY MARKETING

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