



JEREMY JAMES

WIMPOLE STREET, LONDON W1G 8YL.



RENT

£146,625 per annum

33 New Cavendish Street  
London,  
W1G 9TS

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### DESCRIPTION

Unique medical space in the heart of the 'Medical District', would make an ideal headquarters for a group. This period building is located on the west side of Wimpole Street, close to the junction with New Cavendish Street.

The accommodation is arranged over ground and first floors, totalling approximately 1,948 sq.ft. (181.02 sq.m.).

Ground floor of c. 788 sq.ft. (73.22 sq.m.) comprises four rooms with two entrance lobbys and;

First floor of c. 1,160 sq.ft. (107.8 sq.m.) comprising four rooms with two entrance lobbys and mezzanine room.

The space may be let either as one unit or each floor individually.

### AMENITIES

Extensive medical accommodation c.1,948 sq.ft. (181.02 sq.m.)

Multiple Medical Licences available

Long lease available, subject to 5 yearly rent reviews

Passenger Lift

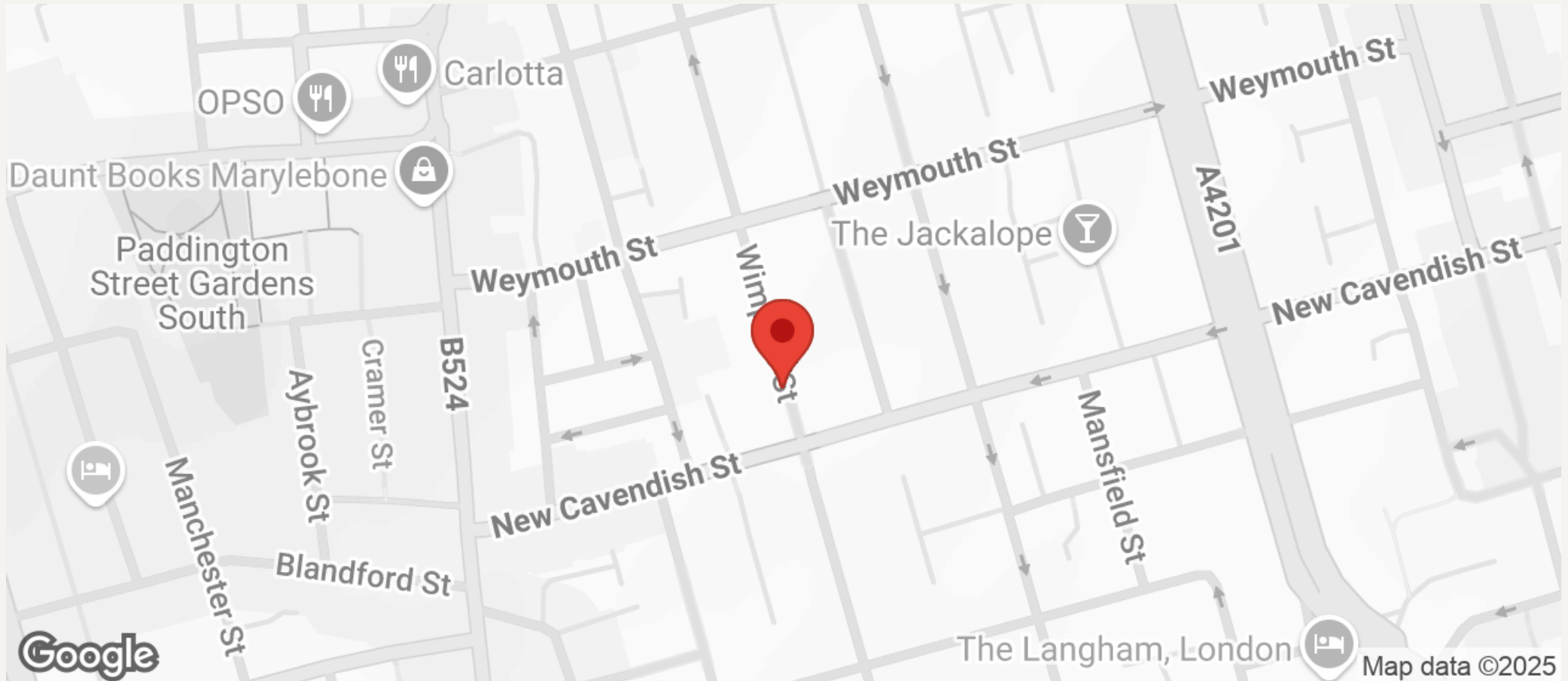
Shared use of house reception and waiting room

Good Natural Light



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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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