

**Alexander
Reece
Thomson**

Prime Marylebone Medical Space

TO LET

**3 x Suites Available
Together or Separately**



**Medical Suites Over Part Ground, First & Second Floors
48 Wimpole Street
London
W1G 8SF
Approx. Floor Areas: 712 – 2,449 sq. ft. (66.15 – 227.52 sq. m.) NIA**

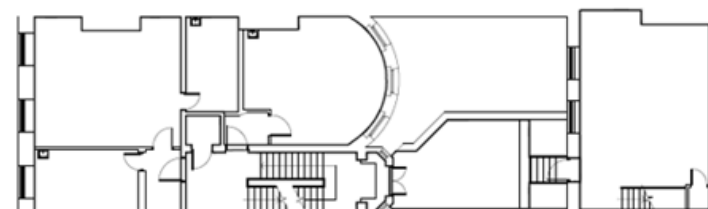
Approximate Costs		Net Internal Area
Ground and first floor rear suite		712 sq ft (approx)
Rent	£ 59,250	
Business Rates	£ 26,880	
Service Charge	£ 8,850	
Total	£ 94,980	
First Floor Front and Middle suite		869 sq ft (approx)
Rent	£ 69,500	
Business Rates	£ 32,876	
Service Charge	£ 12,000	
Total	£ 114,376	
Second Floor		868 sq ft (approx)
Rent	£ 71,500	
Business Rates	£ 32,910	
Service Charge	£ 11,375	
Total	£ 115,785	
Grand Total	£325,141	2,449 sq ft (approx)



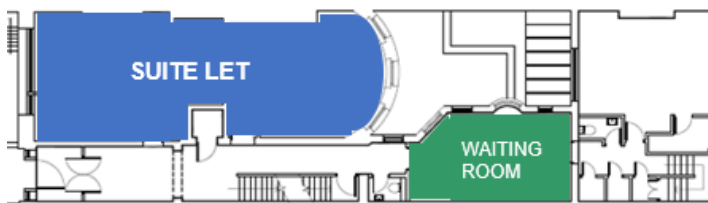
Floor Plans (not to scale)



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

LOCATION

Situated on Wimpole Street, between New Cavendish Street and Weymouth Street, medical suites are located within the heart of London's Medical District. The property is within walking distance of Bond Street, Oxford Circus and Regent's Park Underground Stations.

DESCRIPTION

Three medical suites are available together or separately providing a versatile range of accommodation to suit a wide range of medical Practices. The well maintained building benefits from a shared waiting area and lift access to all available floors.



AMENITIES

Manned reception, air conditioning, lift, shared waiting room, shared WCs.

LEASE

The premises are available under the terms of new lease/s for terms by arrangement.

EPC

Available on request.

VIEWING

To view or for further information please contact the sole agents, Alexander Reece Thomson LLP:

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SUBJECT TO CONTRACT