

**Alexander  
Reece  
Thomson**

**Prime Fitted 'Plug and Play' Medical Suites**

**TO LET**



**First and Second Floors\***

(\*available together or separately)

**83-84 Wimpole Street**

**London**

**W1G 9RQ**

**Approx. Floor Areas: 1,170 sq. ft. – 2,345 sq. ft. (108.70 – 217.86 sq. m.) NIA**

## LOCATION

The building is situated towards the southern end of Wimpole Street, between the junctions of Welbeck Way and Wigmore Street, within the heart of London's Medical District.

The property is within easy walking distance of Bond Street, Oxford Circus and Regent's Park Underground Stations as well as the multitude of amenities found within Marylebone Village.

## DESCRIPTION

83-84 Wimpole Street was entirely reconstructed in 2015 to comprise a contemporary building with open plan floor plates behind a retained and restored period façade.

The first and second floors each comprise a range of fitted consulting / treatment rooms with furnished open plan waiting / reception areas. The first floor also benefits from a generously proportioned furnished terrace area.

Both floors could be reconfigured to add more consulting / treatment rooms, or to amend the layout of the existing rooms, if required. The building benefits from not being Listed.

The building boasts open plan floors and a modern specification including VRF comfort cooling with heat recovery system and fresh air provided via a mechanical ventilation system. The property also benefits from full access raised floors.

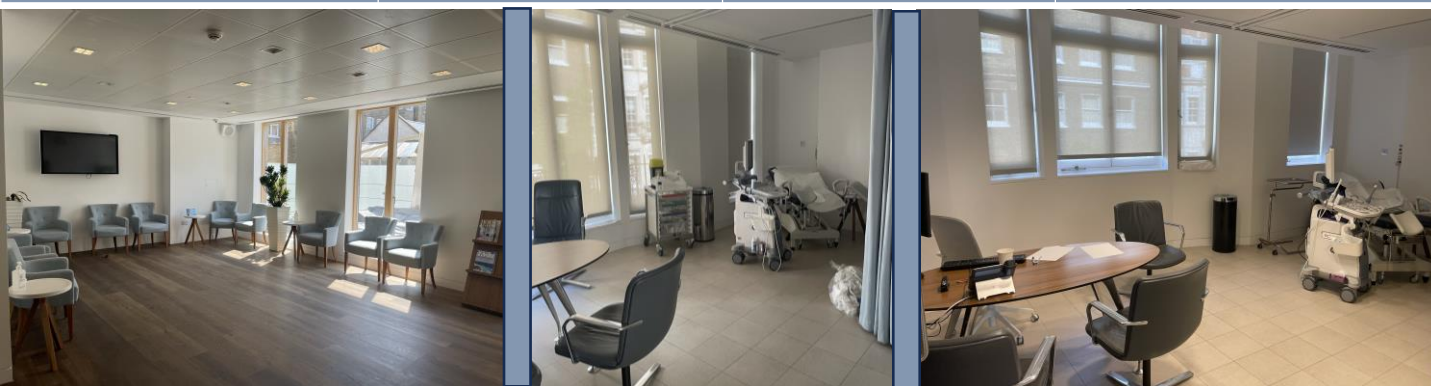
An 8 x person 675kg passenger lift provides wheelchair access to the relevant floors with level entry access to the ground floor, from Wimpole Street, via a ramped bridge over the front lightwell.

**EPC - Grade B**

## LEASE

The floors are available together or separately via new sublease/s for a term expiring April 2026. on the below terms:

Floor	First	Second	Total (both floors together)
Sq. Ft. (approx.)	1,170	1,175	2,345
Guide Rent / Sq. Ft.	£ 80.00	£ 75.00	-
Guide Rent / P.A.	£ 93,600	£ 88,125	£ 181,725
Business Rates (approx.)	£ 49,116	£ 46,170	£ 95,285
Service Charge (exclusive of contribution towards utilities)	£ 17,550	£ 17,625	£ 35,175
<b>TOTAL COST PER FLOOR</b>	<b>£ 160,266</b>	<b>£ 151,920</b>	<b>£ 312,186</b>
Current configuration of space	4 x consulting rooms + waiting area	3 x consulting rooms + waiting area	



## VIEWING

To view or for further information please contact the sole agents, Alexander Reece Thomson LLP:  
SEB NORMAN: [sebnorman@artsurveyors.co.uk](mailto:sebnorman@artsurveyors.co.uk) 07970 273 545  
SUBJECT TO CONTRACT





**Floor Plans (not to scale)**  
Approximate First Floor Current Layout:

Approximate Second Floor Current Layout:

