JEREMY JAMES

31 QUEEN ANNE STREET, MARYLEBONE VILLAGE, LONDON W1

RENT
£54,000 per annum

SERVICE CHARGE
Approx £13,843 per annum

LOCAL AUTHORITY
City of Westminster

BUSINESS RATES
Approx £21,582 per annum

33 New Cavendish Street
London,
W1G 9TS
020 7486 4111
jeremyjames@jeremy-james.co.uk

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DESCRIPTION

Local transport links include underground stations; Oxford Circus, Bond Street, Baker Street and Regents Park. Mainline stations nearby include Marylebone and Paddington as well as King Cross and St Pancras, allowing easy access to Heathrow airport. Parking is available on the street or alternatively there is an NCP car park moments away.

AMENITIES

Managed Reception

Two consulting rooms

First Floor

Shared Waiting Room

Passenger Lift

EPC: C

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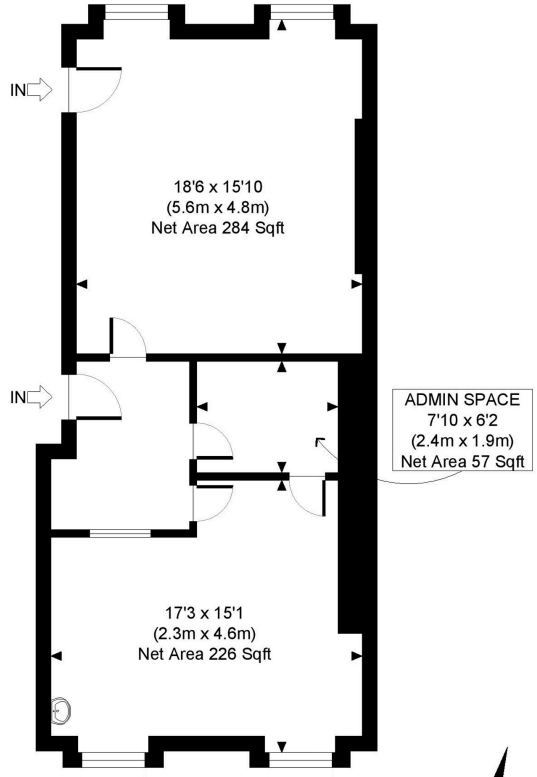

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 648 SQ FT

APPROX. NET FLOOR AREA: 567 SQ FT/ 53 SQM
APPROX. GROSS INTERNAL FLOOR AREA: 648 SQ FT/ 60 SQM

PROPERTY PHOTO PLANS .CO.UK
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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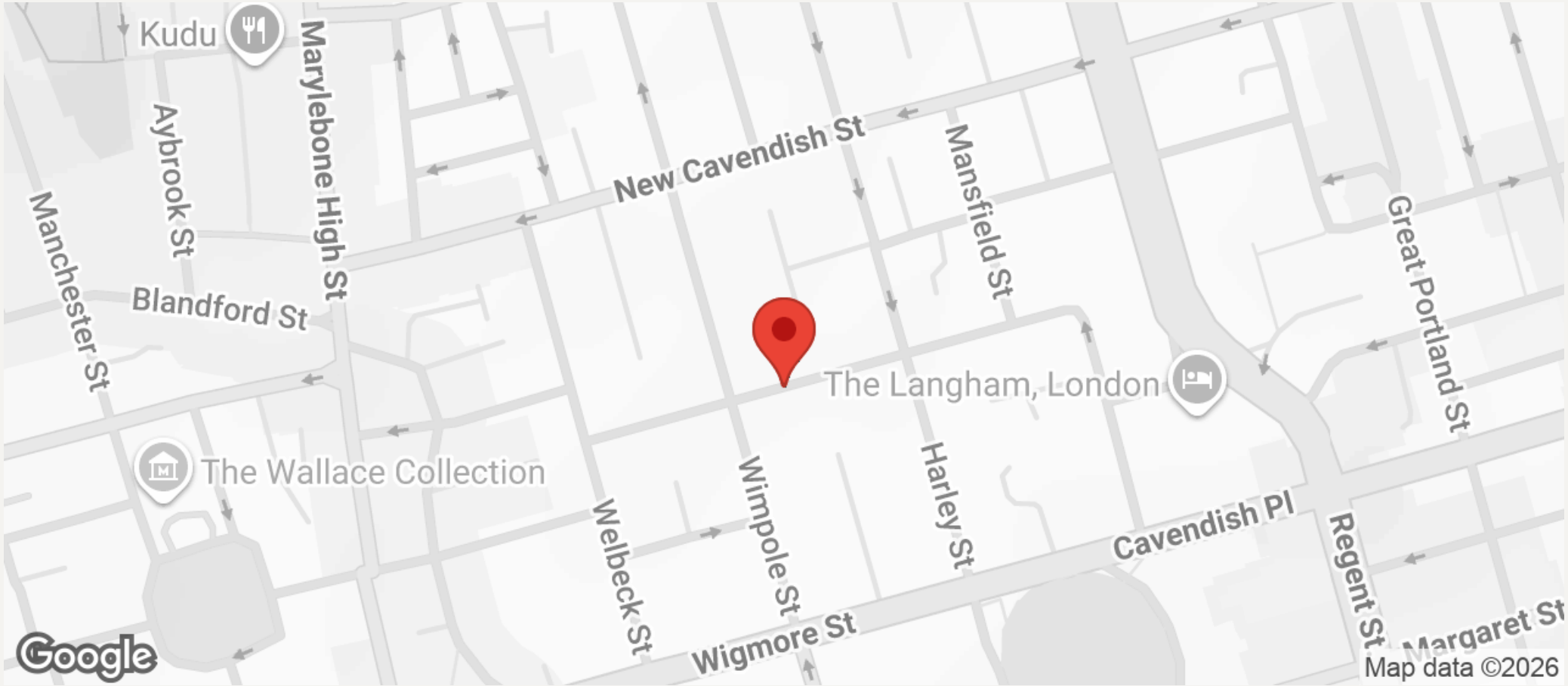

All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agents (or any employee or sub-agent) authorised to make or give 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 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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