

SUPERB RESIDE AND PRACTICE SUITE TO LET

Braham Good

SURVEYORS & COMMERCIAL
PROPERTY CONSULTANTS

020 7935 1653
www.brahamgood.co.uk

PROPERTY PARTICULARS

FLAT 4, LISTER HOUSE 11/12 WIMPOLE STREET LONDON W1G 9ST

LOCATION

On the east side of Wimpole Street between Wigmore Street and Queen Anne Street, in the heart of the medical area

ACCOMMODATION

This is a most attractive and well maintained mixed use building in which a self-contained fourth floor suite is available, currently arranged as five main rooms, kitchen, three bathrooms and a large reception hall

Total net area 1,300 sq ft approx excluding hall

USE

The suite may be used for residential and medical and with the benefit of one practicing licence for a medical practitioner or dentist plus back up staff

AMENITIES

- Automatic passenger lift
- Central Heating
- Smart ground floor waiting room with receptionist

RENT

£65,000 per annum exclusive of outgoings

LEASE

A new lease for a term to be agreed direct from the Landlord

POSSESSION

April/May 2009

VIEWING

By appointment through Braham Good (Joint sole agent with Hughes Ellard)
(Contact Andrew Rosen or Raymond Good)

March 2009

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Established 1971

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In association with Alexander Reece Thomson

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