

CROSSLAND OTTER HUNT

12 Upper Wimpole Street,
London,
W1G 6LW

Exceptional Medical Space in the
Heart of London's Premier Healthcare
Quarter

Suites ranging from 153 - 1,931 sq ft

153 to 1,653 sq ft (14.21 to 153.57 sq
m)

020 7408 1114
www.coh.eu



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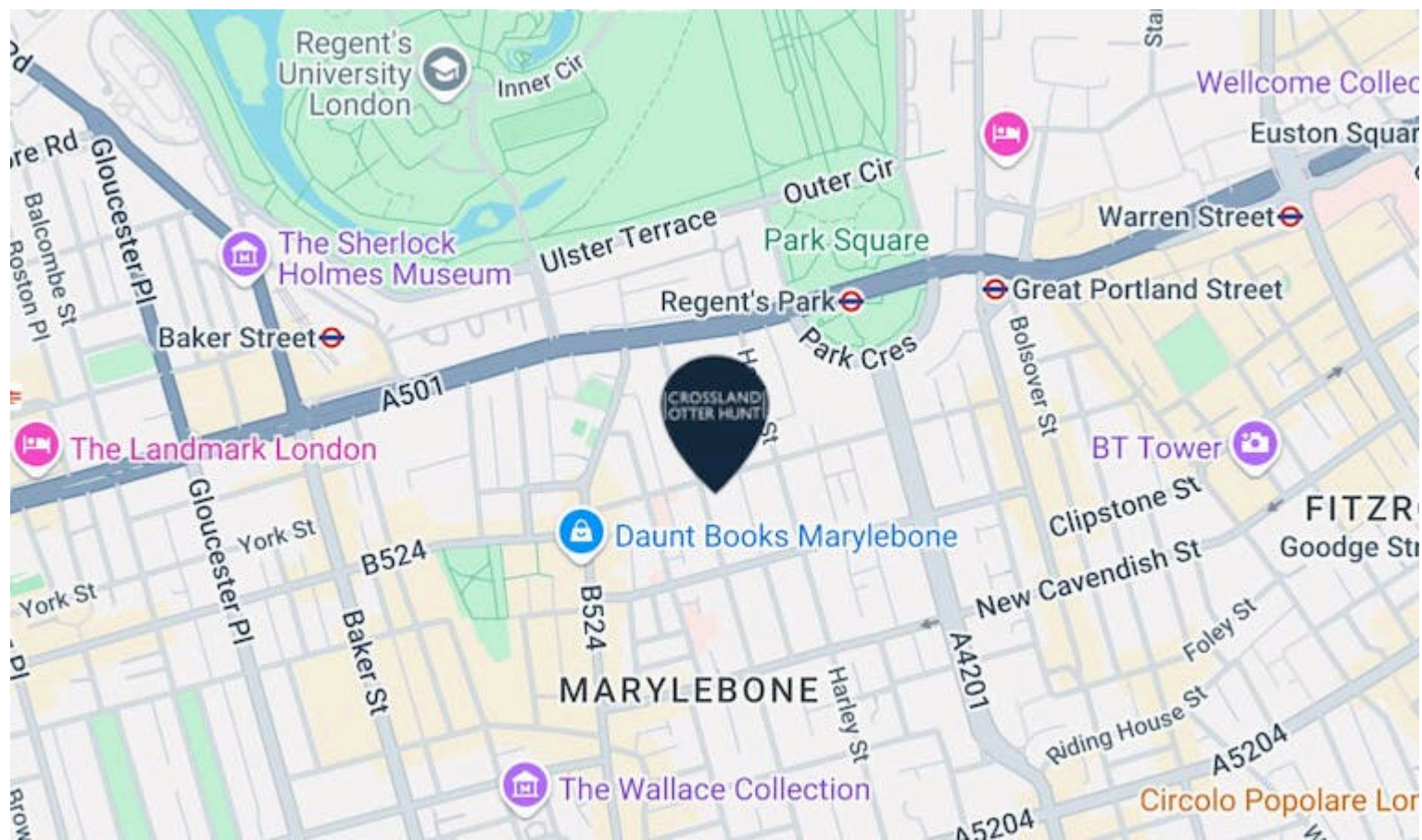
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Nearest Stations



Regent's Park
(0.2 Miles)

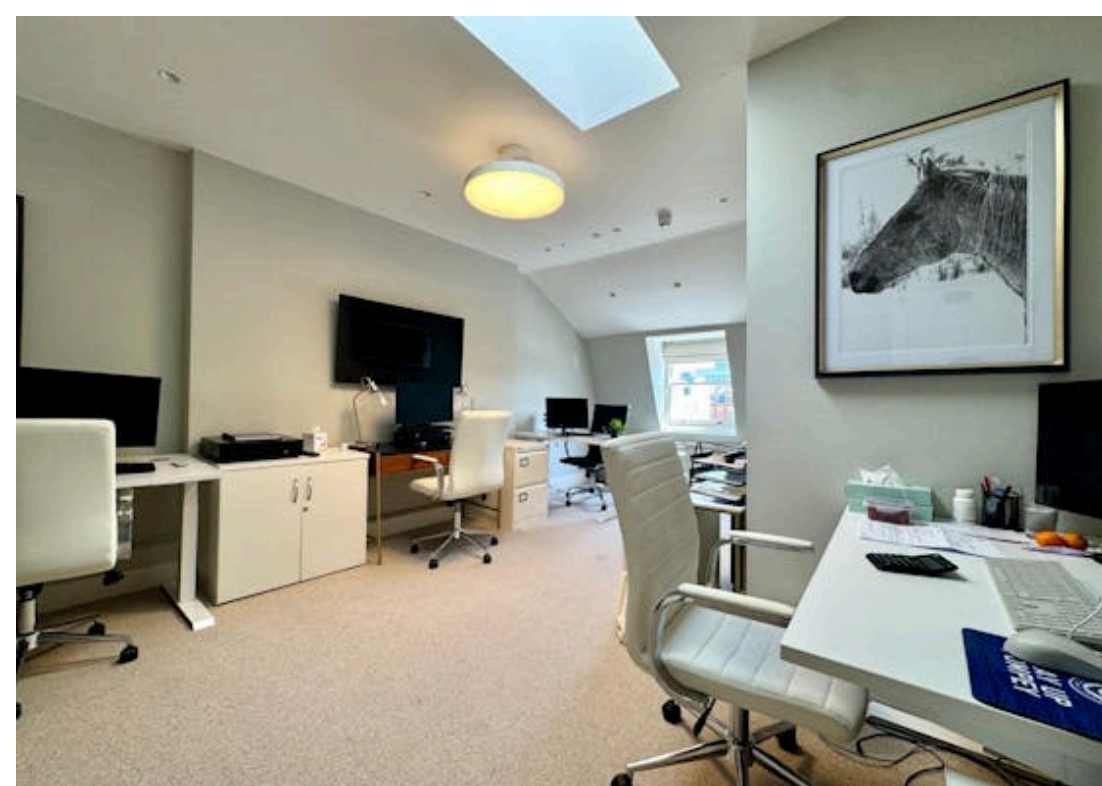


Great Portland Street
(0.3 Miles)



Baker Street
(0.3 Miles)

Situated in the heart of Marylebone, 12 Upper Wimpole Street enjoys an enviable position within London's most prestigious healthcare district. Just moments from Harley Street – internationally renowned for medical excellence – the property is surrounded by an unrivalled concentration of leading private clinics, consultants, and healthcare specialists. This prime location offers superb connectivity, with Oxford Circus, Bond Street, Regent's Park and Baker Street stations all within easy walking distance, ensuring convenient access for patients and practitioners alike.



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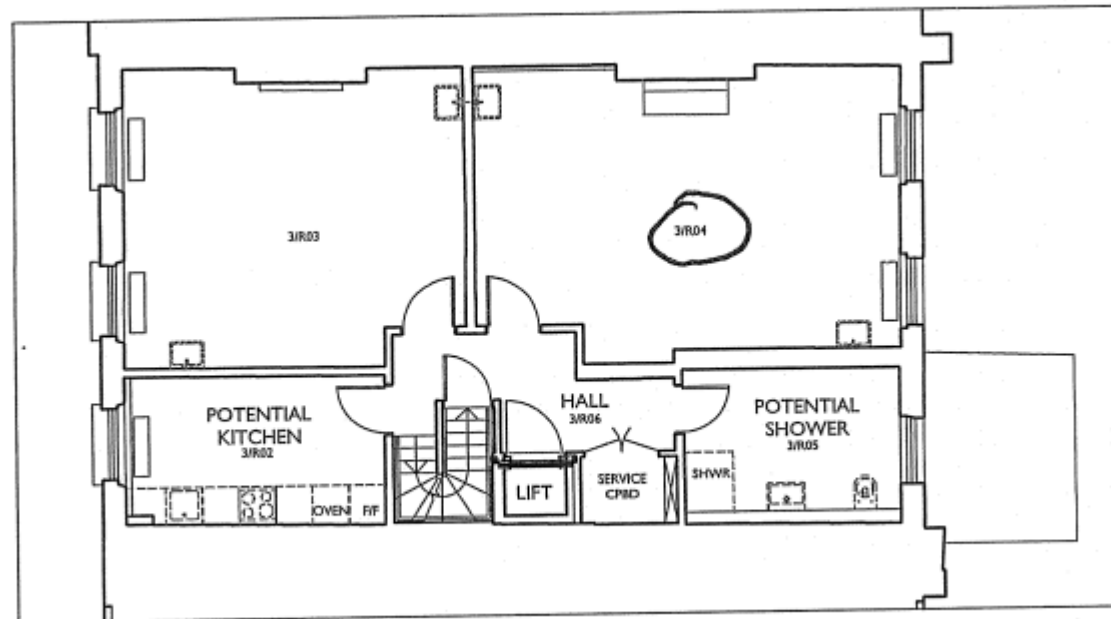
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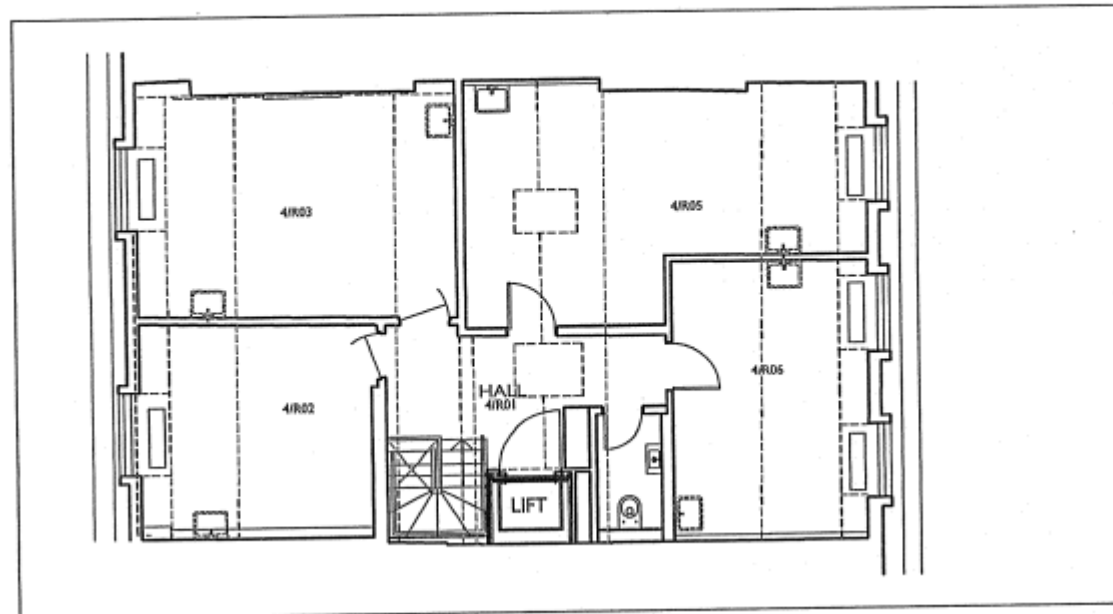


- Harley Street Medical District
- Front of House Service
- Comfort Cooling
- Well appointed kitchen area
- Luxuriously refurbished
- Dedicated passenger lift
- Abundant natural light
- Shared use of other luxury wellbeing facilities



RECORD THIRD FLOOR LAYOUT

1:100



RECORD FOURTH FLOOR LAYOUT

1:100

Accommodation

The accommodation comprises the following areas:

NAME	SQ FT	SQ M	TOTAL /SQ FT	TOTAL MONTH	AVAILABILITY
4th - 4.1	153	14.21	£185	£2,358.75	Available
4th - 4.2	217	20.16	£185	£3,345.42	Available
4th - 4.3	247	22.95	£185	£3,807.92	Available
4th - 4.4	158	14.68	£185	£2,435.83	Available
3rd	878	81.57	£185	£13,535.83	Available
Total	1,653	153.57	£185	£25,483.75	

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CONTACT US



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JOINT AGENTS

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Description

The building has undergone an exquisite refurbishment, offering an elegant, fully staffed reception and a welcoming client lounge on the ground floor. The available accommodation, situated on the 3rd and 4th floors, is served by a private passenger lift. Each suite benefits from abundant natural light and comfort cooling throughout. The lower ground level provides a stylish communal kitchen, an inviting breakout area and shower facilities, with well-appointed WCs conveniently located throughout the building. There are additional luxury shared facilities which can be made available to incoming practitioners.

Location

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Terms

Available by way of a sublease.

EPC

Upon enquiry

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

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Visit Our Office
3-5 Barrett Street
London
W1U 1AY