

# 54 Harley Street

London, W1G 9PZ

- Medical Suite/Consulting Rooms to Let
- Part lower ground, ground and first floors
- 1,640 sq. ft / 152.4 sq. m. approx.



**GL Hearn**

Part of Capita plc

[glhearn.com](http://glhearn.com)

## LOCATION

Situated on the prestigious Harley Street, this property benefits from being in close proximity to major transport hubs such as Oxford Circus, Regent's Park and Great Portland Street tube stations. These provide access to the Victoria, Bakerloo, Metropolitan, Hammersmith & City and Circle lines.

The premises is served by Oxford Street's retail and restaurants, as well as being a short walk from the desirable Regent's Park.

## DESCRIPTION

This building offers a number of character features including fire places, a large stair case and excellent floor to ceiling height. On the ground floor there is a large waiting room, office and also the reception area. The 5 consultation rooms of varying sizes are situated across the 3 floors.

On the lower ground floor there are 3 storage rooms as well as a kitchenette.



## AMENITIES

- 5 consultation rooms
- Reception
- Office
- Large waiting room
- Kitchenette
- Period features
- High ceilings
- Storage rooms
- WCs

## LEASE TERMS

New sublease to expire December 2024 (set outside sections 24-28 of the Landlord and Tenant Act 1954 part II).

Assignment of existing lease to expire December 2024.

By way of a new lease direct from the Landlord

## RENT

Passing rent £77.79 per sq. ft PAX

## SERVICE CHARGE

£12.03 per sq. ft

## BUSINESS RATES

£9.13 per sq. ft

## ENERGY PERFORMANCE CERTIFICATE

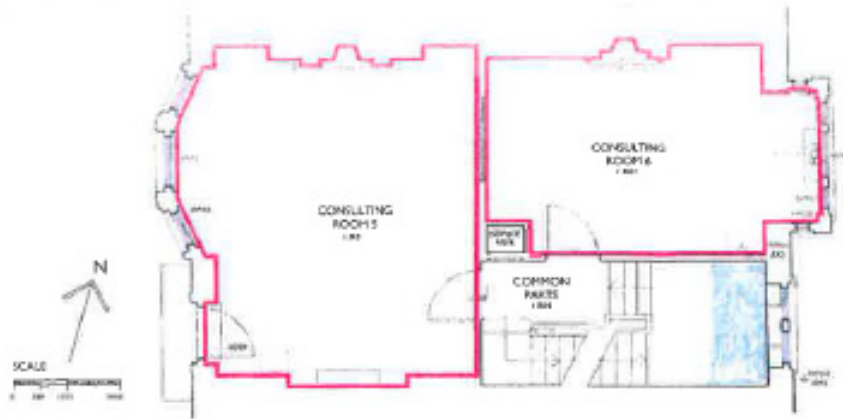
D

## ACCOMMODATION

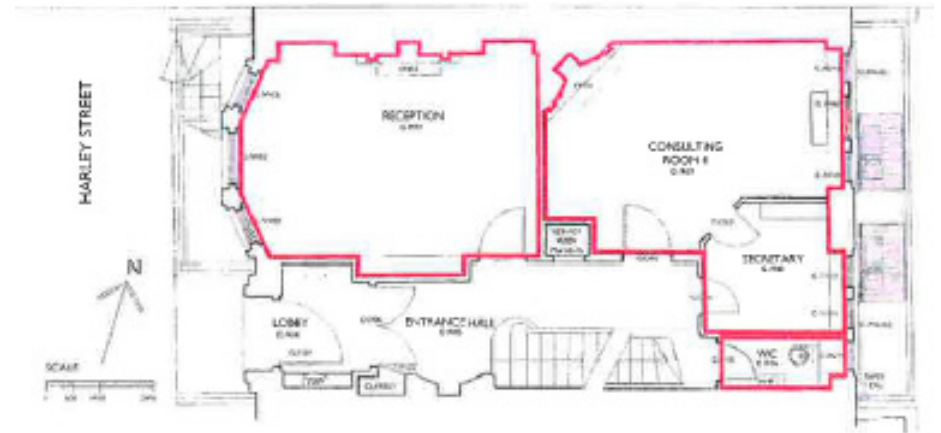
The premises extends to the following approximate floor areas:

54 Harley Street	Size (SQ. FT)	Size (SQ. M)
Lower ground floor	640	59.5
Ground floor	489	45.4
First floor	511	47.5
<b>Total</b>	<b>1,640</b>	<b>152.4</b>





FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR

## VIEWING AND FURTHER INFORMATION

By appointment through sole agents GL Hearn

David Felman  
T +44 (0)7547 583387  
E David.Felman@glhearn.com

Robert Nightingale  
T +44 (0)7395 372265  
E Robert.Nightingale@glhearn.com

Edward Cecil  
T +44 (0)7851 243430  
E Edward.Cecil@glhearn.com



### Important Notice

1. This information is intended as a general outline, and if for guidance only. It does not constitute an offer or contract, or part of an offer or contract.
2. All information and descriptions (in text, plans, in photographs or other) are given in good faith and are believed to be correct. They should not be relied upon as statements of representation or fact.
3. Any areas, measurements or distances referred to are approximate only.
4. No person in the employment of GL Hearn has any authority to make or give any representation or warranty whatsoever in relation to any property.
5. Unless otherwise stated, prices or rents quoted are exclusive of VAT.