

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.



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

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ACCOMMODATION

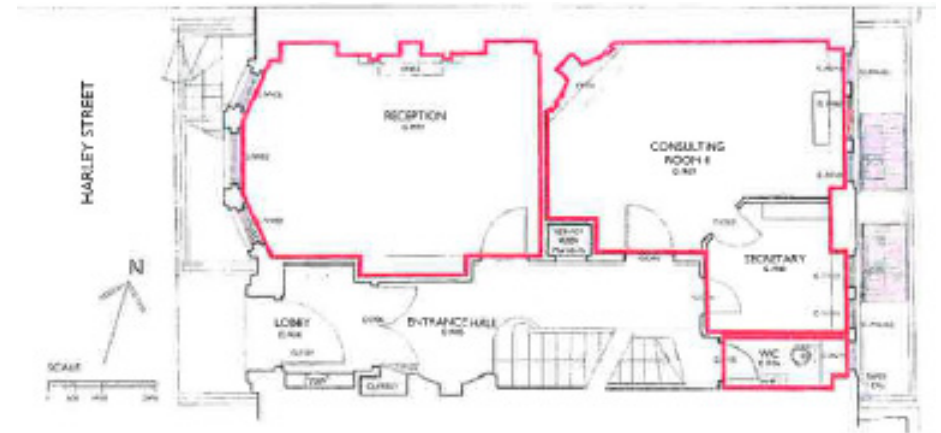
The premises extends to the following approximate floor areas:

| 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 |
| Total | 1,640 | 152.4 |





FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR

VIEWING AND FURTHER INFORMATION

By appointment through sole agents GL Hearn

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GL Hearn
member of WSP

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October 2022