



MEDICAL / OFFICE SPACE

2 Harley Street, London, W1G 9PA

PRIME MARYLEBONE MEDICAL / CONSULTING / OFFICE PREMISES

240 / 963 / 1,203 SQ FT AVAILABLE

Summary

Tenure	To Let
Available Size	240 to 1,203 sq ft / 22.30 to 111.76 sq m
Rent	Rent on application
Service Charge	£20 per sq ft
Rates Payable	£40 per sq ft
EPC Rating	C (74)

Key Points

- Self-contained medical suites
- Excellent natural light
- Passenger lift
- Building concierge / reception
- Medical / consulting space
- Possession immediate

Summary

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Service Charge	£20 per sq ft
EPC Rating	C (74)

Description

Situated at the junction of Harley Street and Cavendish Square, this available space presents a prime opportunity for healthcare professionals and businesses looking to establish themselves in one of London's most prestigious locations for private medical excellence.

The 4th floor provides a self contained suite of 963 sq ft and the ground floor suite is 240 sq ft, comprising a total of 1,203 sq ft available.

Location

The property occupies a prominent position on Harley Street, on the corner of Cavendish Square, one of London's most internationally recognised medical and professional addresses, situated in the heart of Marylebone.

The area is renowned for its concentration of leading private medical practitioners, specialist clinics and professional firms, creating a prestigious and well-established business environment.

The property benefits from excellent connectivity, being within a short walking distance of Oxford Circus and Bond Street, providing access to the Central, Victoria, Jubilee and Elizabeth Lines.

The surrounding area offers a wealth of amenities including the world-class retail of Oxford Street and Bond Street, as well as numerous cafés, restaurants and hotels within the vibrant Marylebone neighbourhood.

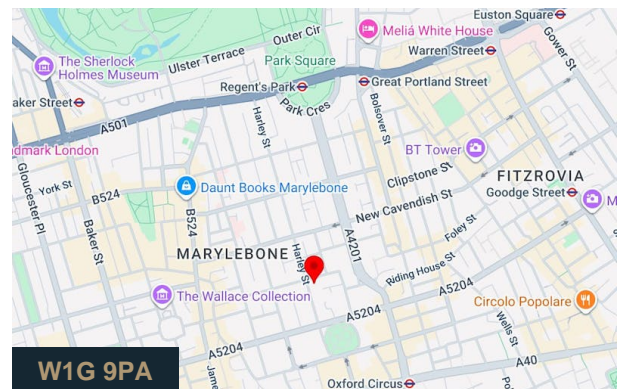
Accommodation

The accommodation comprises the following areas:

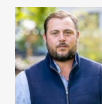
Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
4th - Unit 2	963	-	£40	£20	Available
4th - Unit 1	460	-	£40	£20	Let
Ground	240	-	£40	£20	Available
Total	1,663		£40	£20	

Terms

New lease direct from the Landlord for a term by arrangement.



Viewing & Further Information



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Harley Street, London, W1G

Approximate Area = 1048 sq ft / 97.3 sq m

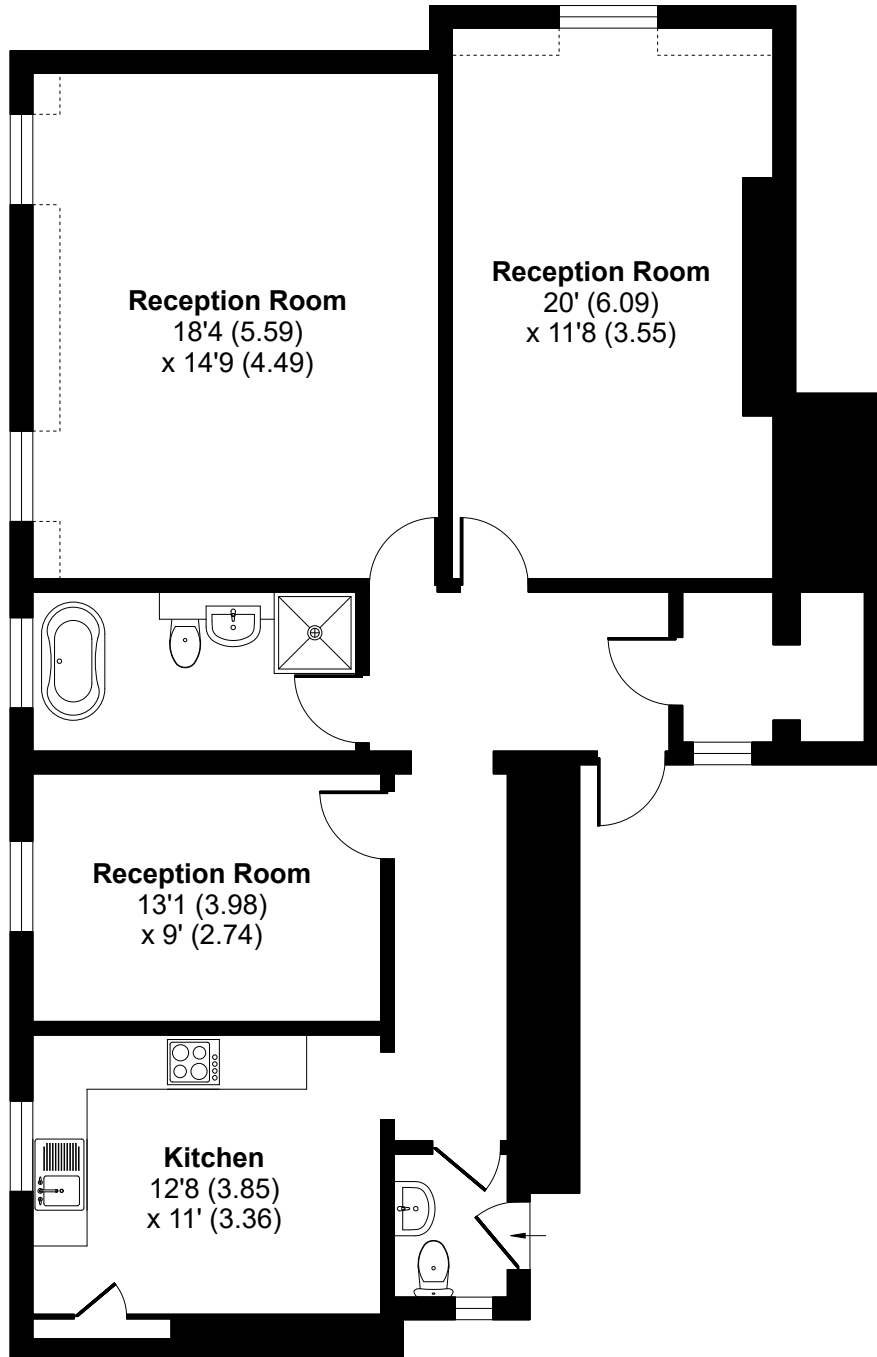
Limited Use Area(s) = 19 sq ft / 1.7 sq m

Total = 1067 sq ft / 99 sq m

For identification only - Not to scale



Denotes restricted head height



FLAT 1

Ground Floor Suite – 240 sq ft

