



Medical Space to Let

1,763 sq ft

28 Maddox Street
London
W1S 1PR

Passing Rent
£140,000 per annum

Rates payable
£55,296 per annum

Service Charge
TBC

- * Fitted out for Medical use
- * Treatment rooms
- * W/C and Kitchenette facilities
- * Air conditioning
- * Oxford Circus Tube Station and Bond Street Crossrail Station are within 2 minutes walking distance

MEDICAL SPACE TO LET

OVERVIEW

Location

Strategically placed between New Bond Street and Regent Street, Maddox Street is located in a very prominent area of Mayfair.

Various tenants, including restaurants, art galleries, boutique offices, and upscale apartments, are located on Maddox Street. Versace, Loewe, Ralph Lauren, Cartier, Chanel, Louis Vuitton, and Patek Philippe are a few of the upscale occupiers in the area.

With the opening of Crossrail at Bond Street and an entrance at Hanover Square and the close proximity to Oxford Circus, this area of the West End has great transportation accessibility.

Description

The space is available across the ground and basement floor. The unit is currently fitted out for medical use. It benefits from a reception area at the entrance on the ground floor and 8 medical treatment rooms each fitted with AC units. There is W/C facilities and a kitchenette included in the demise.

The Space will suit a variety of uses including, medical, dentistry, retail, office or professional services.



Lease Terms

The premises is available by way of an assignment until December 2027.

Floor Areas

Ground	715 sq ft
Lower Ground	1,022 sq ft
Total	1,737 sq ft



Viewings strictly by appointment with sole agents, Medway & Law :

20 Hanover Street, Mayfair, London, W1S 1YR
www.medwayandlaw.co.uk



Ashley Medway
ashley@medwayandlaw.co.uk
020 7043 0111



George Ives
george@medwayandlaw.co.uk
07468431024