

SECOND AND THIRD FLOOR MEDICAL SUITES TO LET (TOGETHER OR SEPERATELY)

127 HARLEY STREET, W1G 6AZ



83.51 – 171.22 sq. m. (899 – 1,843 sq. ft.) approx.

Location

Situated at the northern end of the world renowned Harley Street, near Devonshire Street, 127 Harley Street is prominently located within the heart of London’s Private Medical District.

The building benefits from Pay by Phone parking directly outside. Regents Park, Baker Street, Bond Street and Oxford Circus underground stations are located nearby, within easy walking distance, providing access to numerous lines. In addition, bus routes passing along Marylebone Road and Oxford Street also serve the property.

Description

The accommodation is arranged over the second and third floors of this attractive Grade II Listed building.

The building is currently undergoing some renovation work to the exterior and lift which is nearing completion.

The building benefits from a concierge and shared waiting room on the ground floor.

The second-floor suite comprises seven rooms of varying sizes and a WC.

The third-floor suit comprises six rooms of varying sizes (including a kitchenette) and a WC.

The floors are available to let together or separately.

Amenities

- Lift access;
- Building concierge
- Shared waiting room;
- WCs throughout;
- Central heating;
- Excellent natural light;
- Attractive period features;
- Well presented common parts.



Net Internal Floor Areas:

Second Floor: 944 sq. ft. (87.7 sq. m.)
Third Floor: 899 sq. ft. (83.52 sq. m.)

Lease Terms

The second and third floor are available to let together or separately on new leases from the landlord.

Legal Costs

Each party to be responsible for their own legal costs throughout.

Rent

Second Floor: £80,250 p.a. exclusive
Third Floor: £76,500 p.a. exclusive

Service Charge

Second Floor: £23,666 for the current year (approx.)
Third Floor: £22,539 for the current year (approx.)



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Business Rates

The landlord currently pays Business Rates for the building and recharges a fair proportion to the Tenants.

Second floor: £30,439 for the current year (approx.).

Third floor: £28,988 for the current year (approx.).

EPC: Available upon request.

Photos:



Viewing

For further information or to arrange an appointment to view, please call the letting agents:

Contact: James Lightstone
Email: jameslightstone@artsurveyors.co.uk
Tel: 07946 846 745

Contact: Sebastian Norman
Email: sebnorman@artsurveyors.co.uk
Tel: 07970 273 545



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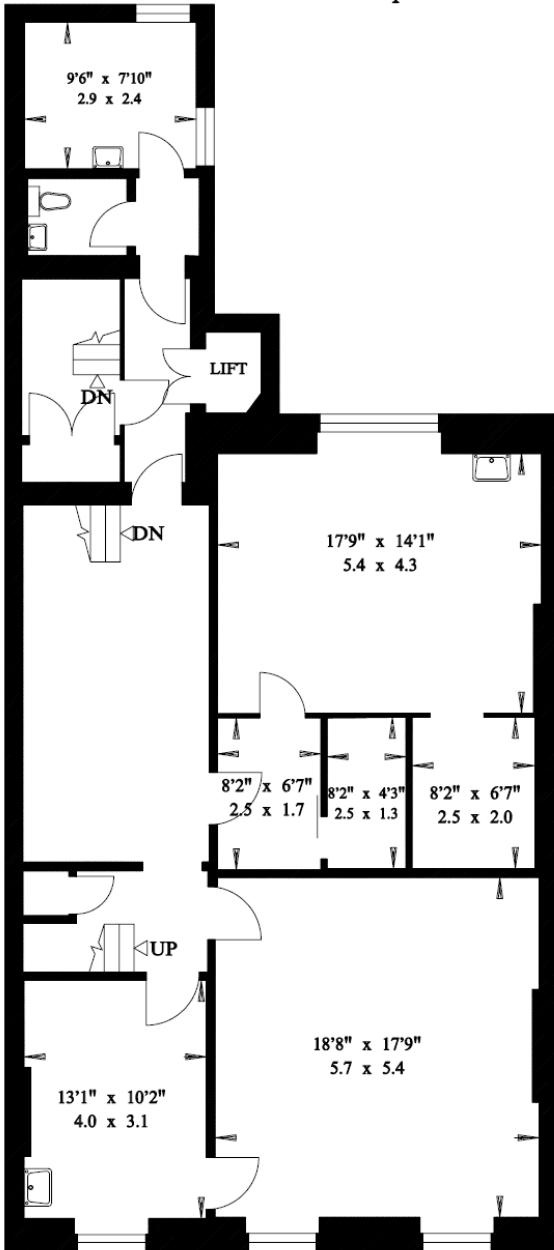
Particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax.

39 Welbeck Street, London W1G 8DR
Tel +44 (0)20 7486 1681
Fax +44 (0)20 7486 4200
enquiries@artsurveyors.co.uk
www.artsurveyors.co.uk

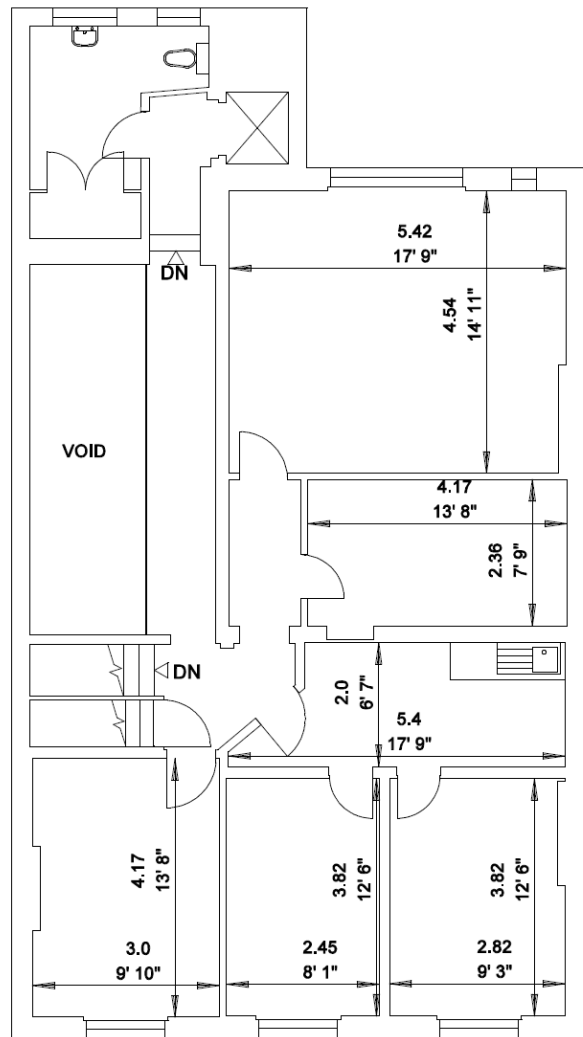
Floor Plans (not to scale and areas are approximate)

944 sq. feet

899 sq. feet



SECOND FLOOR



THIRD FLOOR

SUBJECT TO CONTRACT



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