



JEREMY JAMES

HALLAM STREET, MARYLEBONE VILLAGE, LONDON W1



RENT

£145,000 per annum

33 New Cavendish Street  
London,  
W1G 9TS

020 7486 4111

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### DESCRIPTION

Unique opportunity to rent this lower ground floor self-contained medical suite, providing spacious accommodation, and which lends itself to a range of uses.

The property, which has its own attractive private entrance, is located on the West side of Hallam Street close to the junction with Devonshire Street. This unique opportunity to rent approximately 4,187 sq. ft. (389 sq. m) is unusual to find in the heart of the medical district. This space is largely open plan with disabled access to the rear of the building. This would suit a variety of medical users with a tremendous amount of scope. Viewings are highly recommended. The space has the benefit of D1 medical use.

Parking is available on the street or alternatively there is an NCP car park moments away. Local transport links include underground stations; Oxford Circus, Bond Street, Baker Street and Regents Street. Mainline stations nearby include Marylebone and Paddington as well as King Cross and St Pancras, allowing easy access to Heathrow airport.

### AMENITIES

Lower Ground Floor

Self Contained

A unique opportunity to acquire

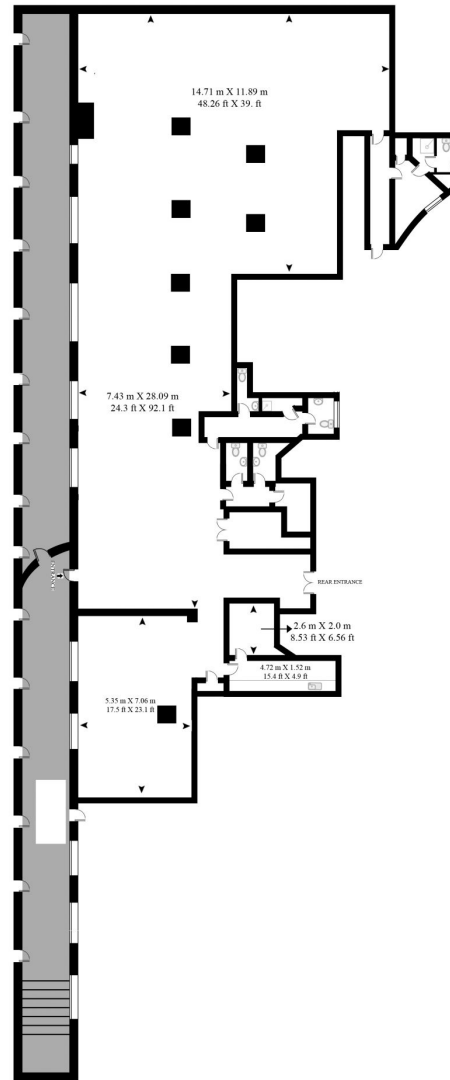
4,181 sq ft (389 sq. m)

In the heart of the Medical District

HALLAM STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA 4187 SQ.FT (389 SQ.M)

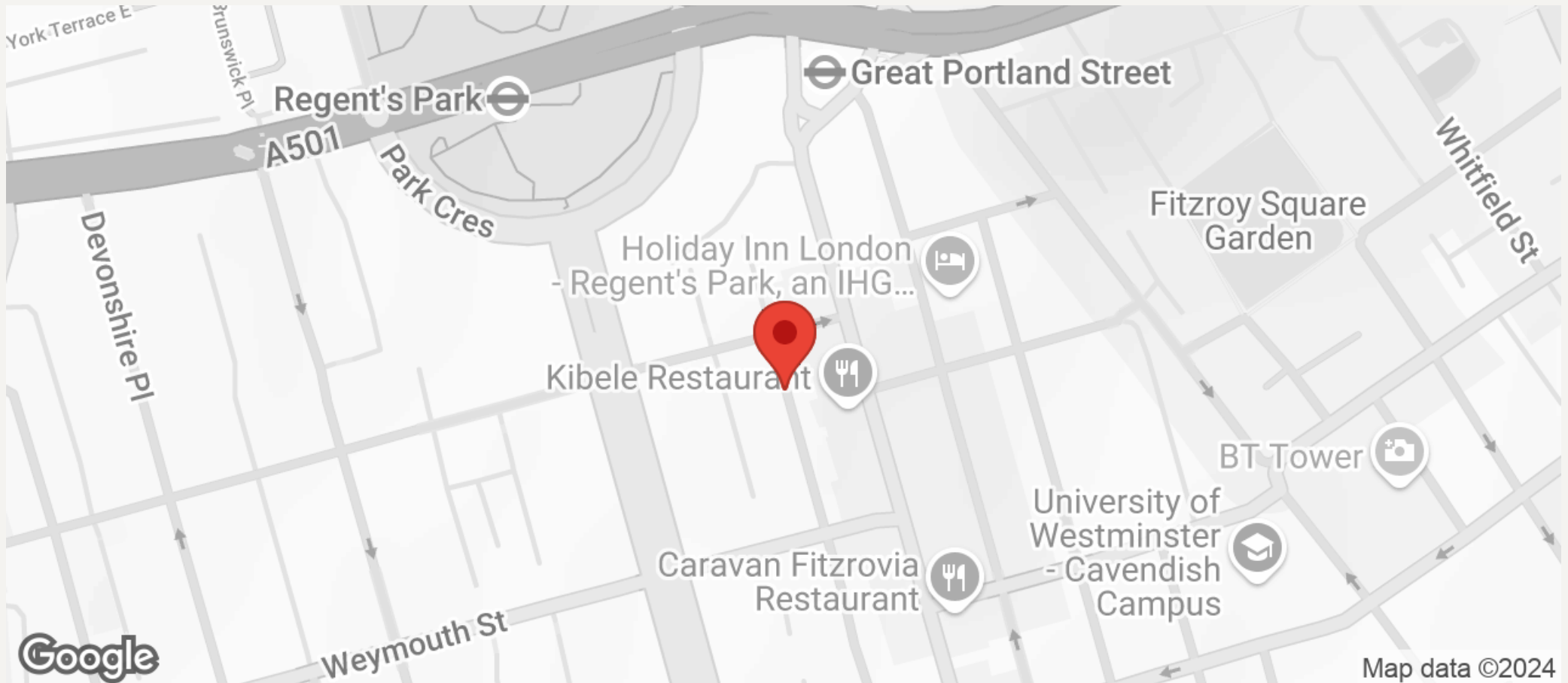
APPROXIMATE NET INTERNAL FLOOR AREA 4105 SQ.FT (381.4 SQ.M)





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All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agents (or any employee or sub-agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in all good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which they intend to rely. Measurements or distances referred to are approximately only. We have not carried out a survey or tested the services, appliances or specific fittings.

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