



# JEREMY JAMES

## HARLEY STREET, LONDON W1G.



### RENT

£43,000 per annum

### DEPOSIT

£10,750

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33 New Cavendish Street  
London,  
W1G 9TS

020 7486 4111  
[jeremyjames@jeremy-james.co.uk](mailto:jeremyjames@jeremy-james.co.uk)



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### DESCRIPTION

Opportunity to take an assignment of the lease for this ground and lower ground floor self contained medical suite. This Period Building is situated on the east side of Harley Street, close to the junction with New Cavendish Street.

There are 17 years remaining on the lease, with a rent review in 2 years time. Lease assignment details and associated costs upon application.

The ground floor of approximately 593 sq.ft. comprises entrance lobby, two rooms and wc.

The lower ground floor of approximately 882 sq.ft. comprises 3 rooms, storage, kitchenette and wc.

Parking is available on street or in nearby NCP car parks. Local transport links include underground stations Oxford Circus, Bond Street, Baker Street and Regent's Park. Mainline stations nearby include Marylebone and Paddington. Easy access to Heathrow Airport.

### AMENITIES

Approx. 1475 sq.ft. (gross)

Part Air Conditioning

Good Natural Light

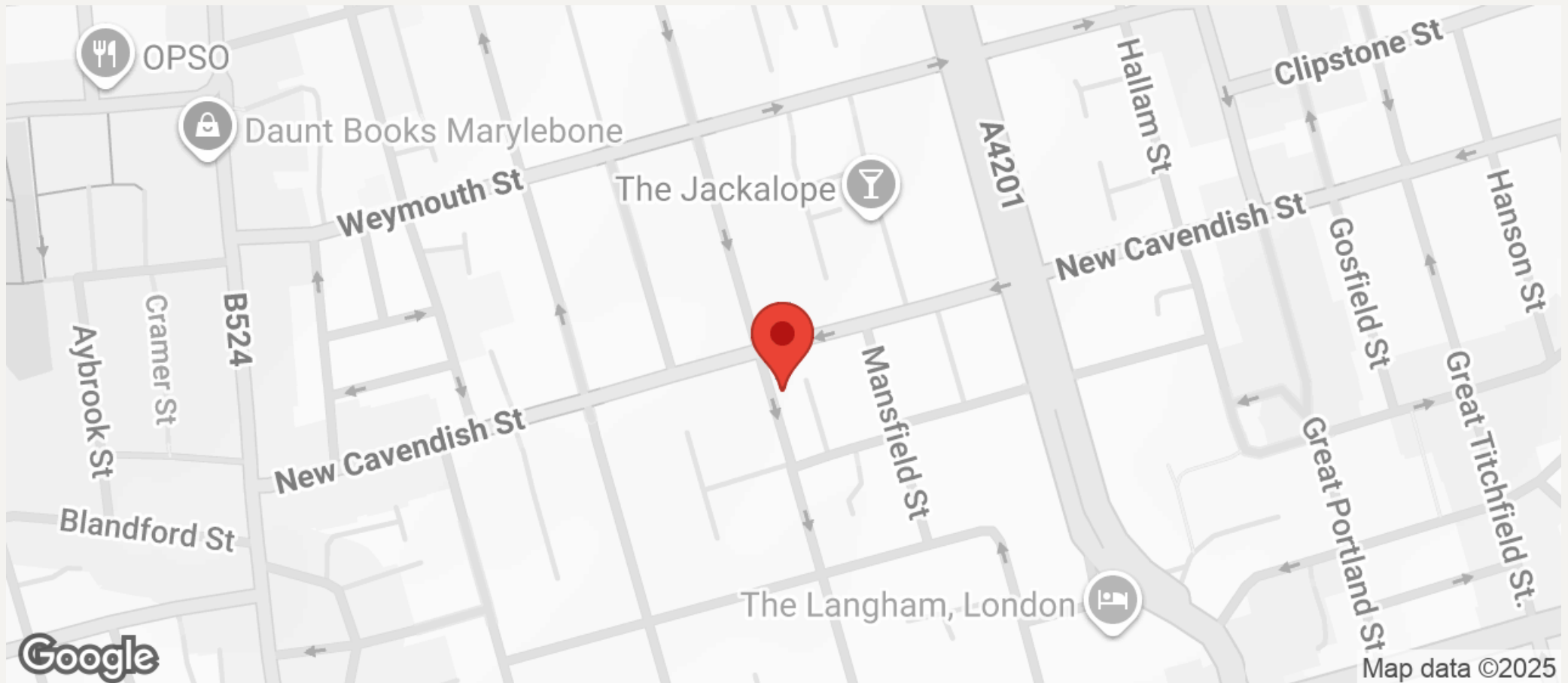
Lease Assignment details and costs upon application

Medical License (2 available)



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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 then 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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