



**JEREMY JAMES**

**HARLEY STREET, LONDON W1G 8QH.**



**RENT**  
£38,700 per annum

**DEPOSIT**  
£9,675



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## DESCRIPTION

This building is undergoing refurbishment works and offers a most attractive first floor suite, of approximately 645 sq.ft. The suite provides one large, and bright front room with a further smaller rear treatment or secretary's room. There is the option of using the ground floor reception area as well as the communal waiting room.

## AMENITIES

Refurbished Period conversion.

Medical license available.

Communal ground floor waiting room.

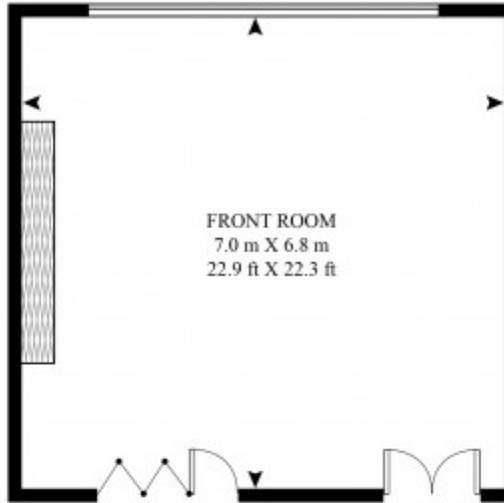
Convenient to local transport and parking.

Flexible lease terms available.

## HARLEY STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA FOR FRONT ROOM 516 SQ.FT (48 SQ.M)

APPROXIMATE GROSS INTERNAL FLOOR AREA FOR REAR ROOM 129 SQ.FT (12 SQ.M)



## FIRST FLOOR

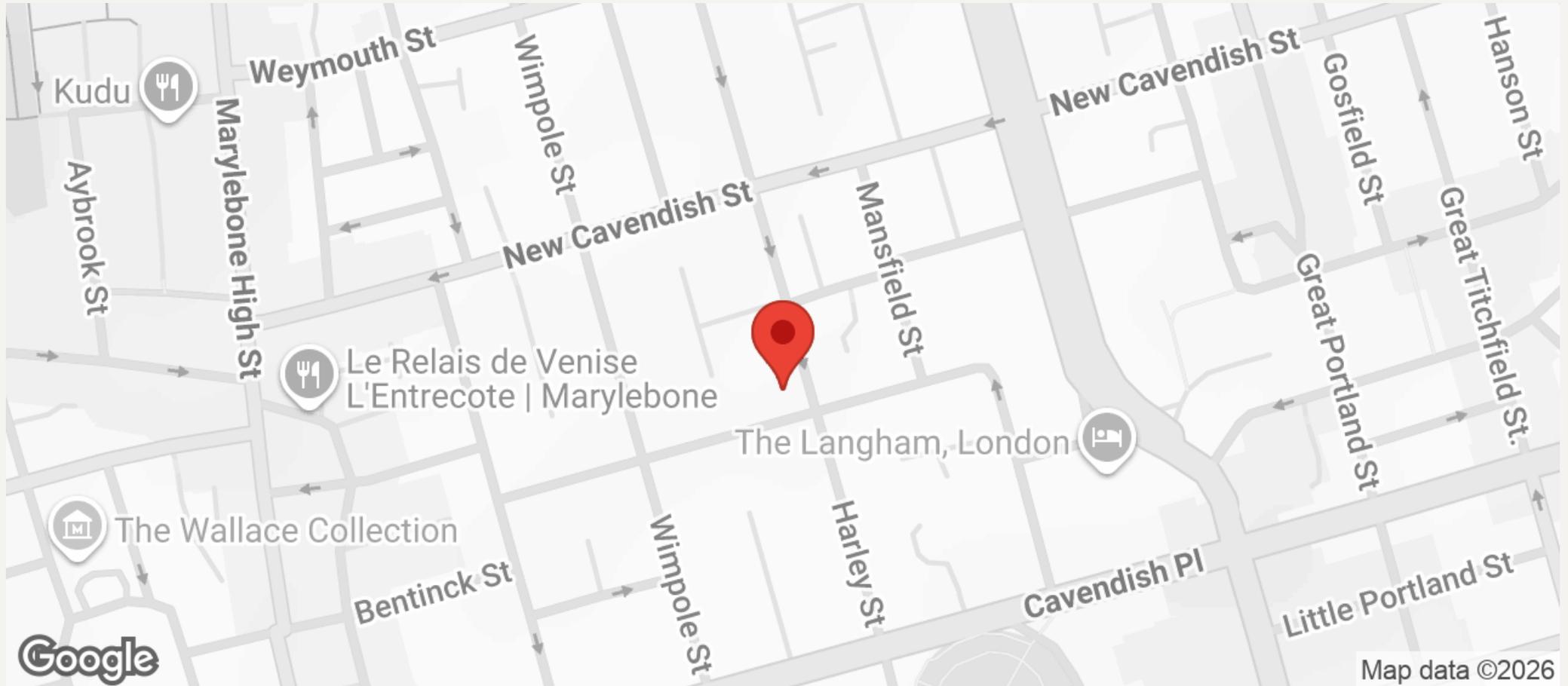
**HDVA**

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.  
WWW: [hdvirtualart.com](http://hdvirtualart.com) | TEL: 0207 923 7300 | EMAIL: [info@hdvirtualart.com](mailto:info@hdvirtualart.com)



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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.

33 New Cavendish Street  
London,  
W1G 9TS

020 7486 4111  
jeremyjames@jeremy-james.co.uk