



# JEREMY JAMES

86 HARLEY STREET, LONDON W1G

## RENT

£57,600 per annum

## SERVICE CHARGE

Approx £15,000 per annum

## LOCAL AUTHORITY

City of Westminster

## BUSINESS RATES

Approx £20,958



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## DESCRIPTION

A newly redecorated medical suite comprising one room is available on the first floor of a beautiful Grade II listed building on Harley Street. The building benefits from a manned reception upon entry and a shared waiting room. The suite includes capped-off services, allowing the new tenant to install water services as required.

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

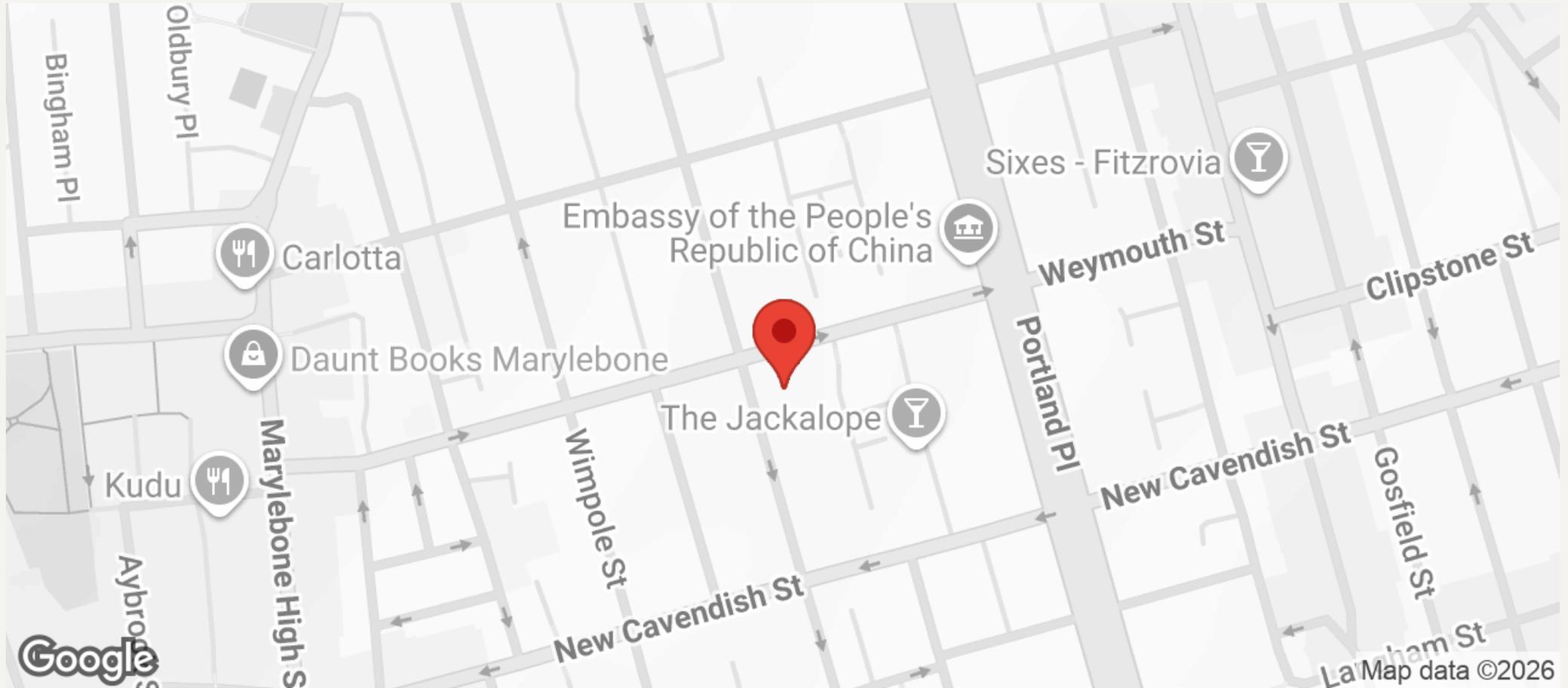
## AMENITIES

- Manned reception
- Shared waiting room
- Period Features
- Beautiful entrance and common parts
- Capped off water services
- Heating & Cooling system



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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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