



**JEREMY JAMES**

**46 HARLEY STREET, LONDON W1**



**RENT**

£50,000 per annum

**SERVICE CHARGE**

Approx £10,900 per annum

**LOCAL AUTHORITY**

City of Westminster

**BUSINESS RATES**

Approx £13,352.50 per annum

33 New Cavendish Street  
London,  
W1G 9TS

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



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## DESCRIPTION

The building is located in the heart of the medical district and is situated in the centre of Harley Street with Weymouth Street to the south and Devonshire Street to the north. The area benefits from excellent amenities and is a short walk away from Oxford Street, Bond Street and Regent Street. Whilst Marylebone is in a prime location, it's able to take advantage of some of London's finest parks with Regent's Park and Hyde Park, nearby.

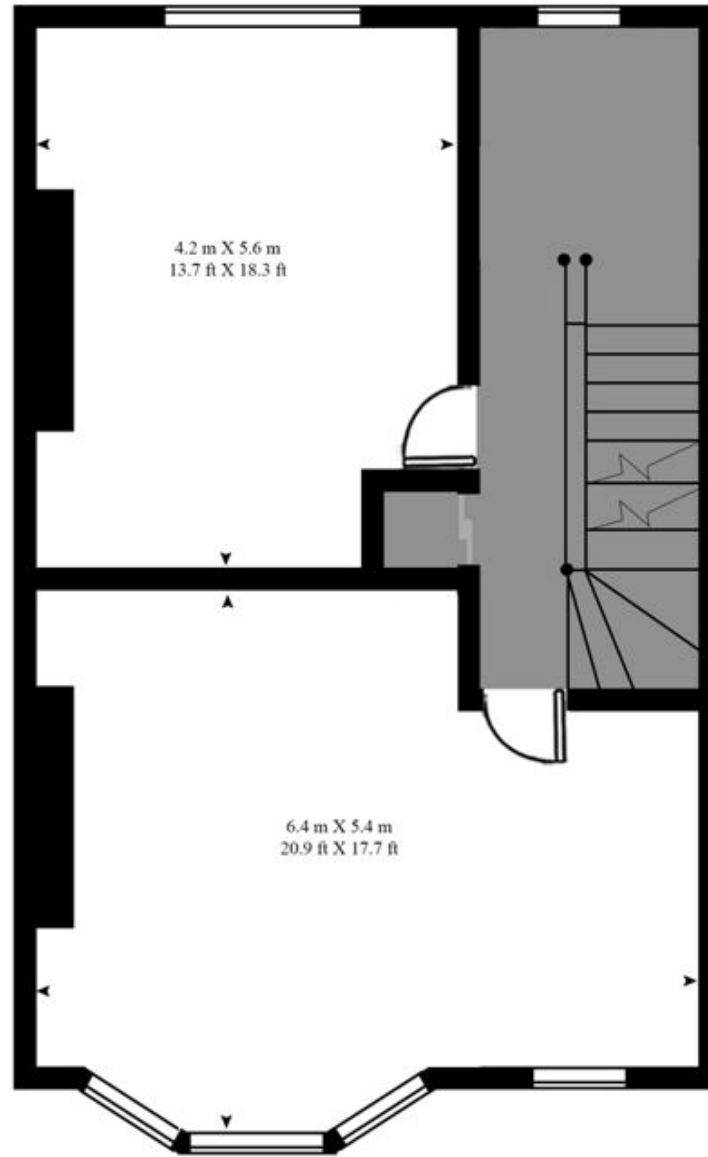
## AMENITIES

First Floor

In the heart of the medical district

2 Rooms

EPC: D



**FIRST FLOOR**

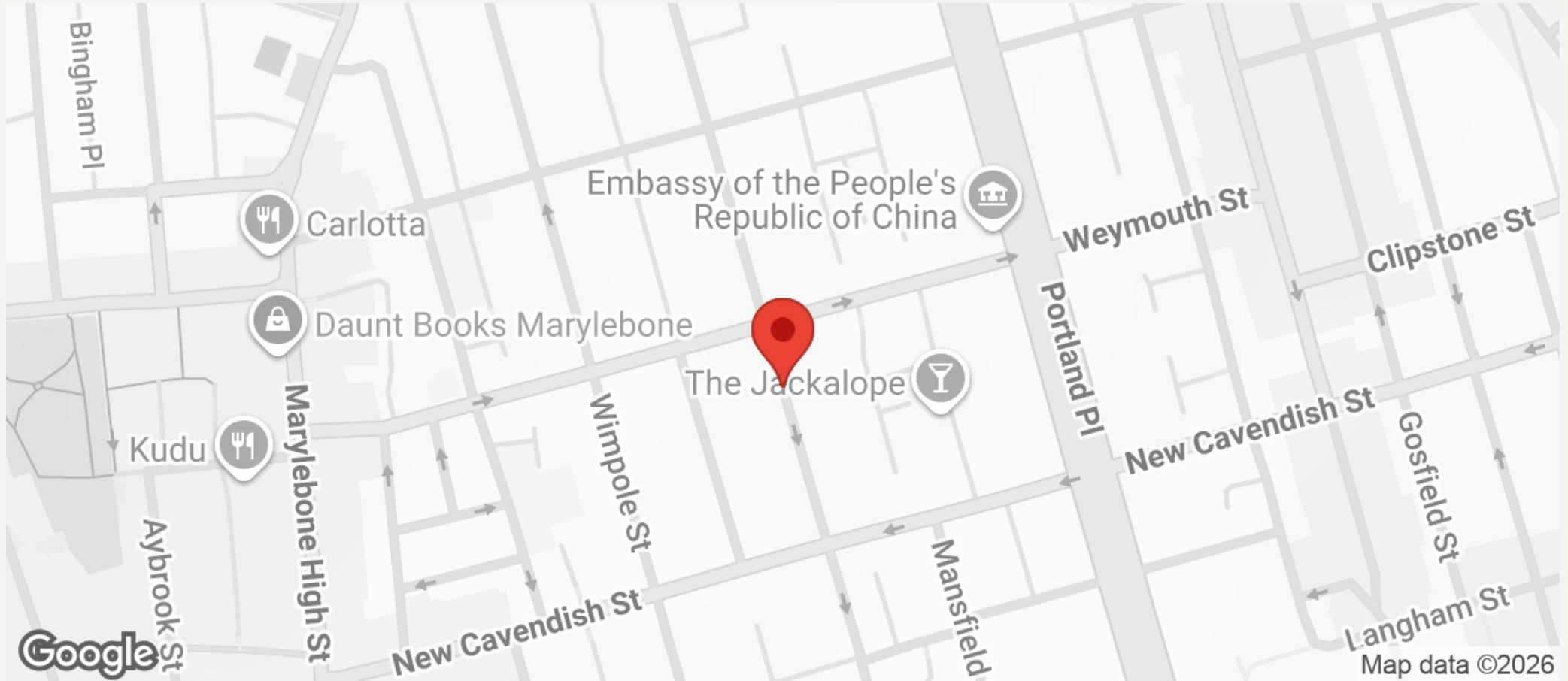
GROSS AREA : 49.4 SQ.M - 531 SQ FT

NET AREA : 44.2 SQ.M - 475 SQ FT



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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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