



# JEREMY JAMES

## HARLEY STREET, LONDON W1G



### RENT

£85,510 per annum

### SERVICE CHARGE

On application

### LOCAL AUTHORITY

City of Westminster

### BUSINESS RATES

approx £38,766 per annum



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### DESCRIPTION

The building is located on the west side of Harley Street close to the junction with Devonshire Street

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

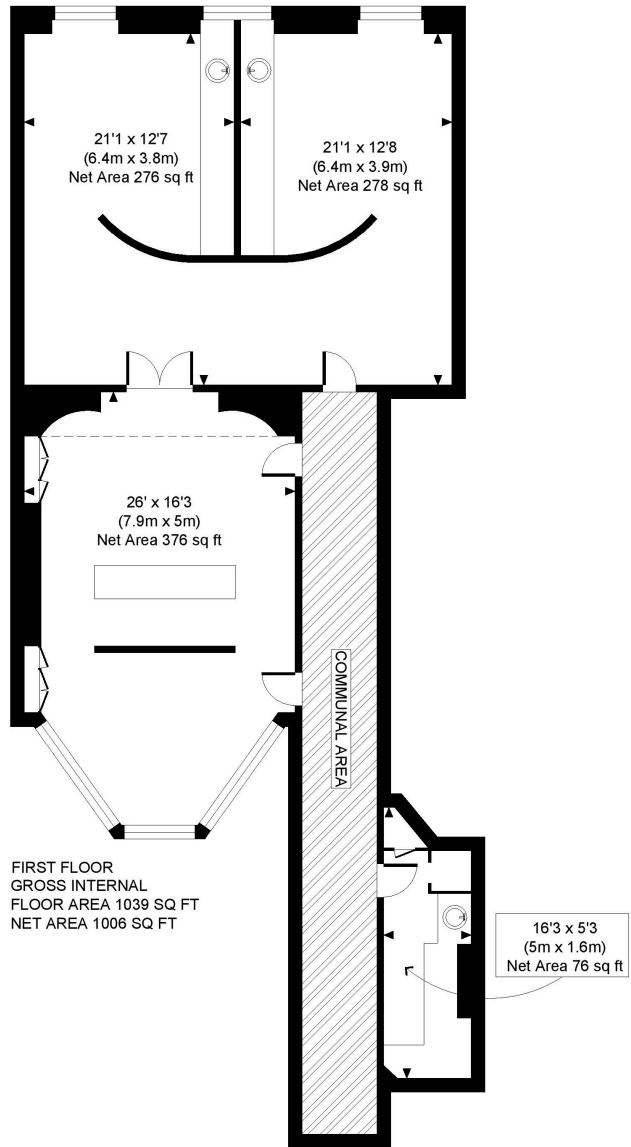
First Floor

Lift

In the heart of the medical district

Communal Waiting Room

Shared Reception



APPROX. NET FLOOR AREA: 1006 SQ FT/ 93 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA: 1039 SQ FT/ 97 SQM



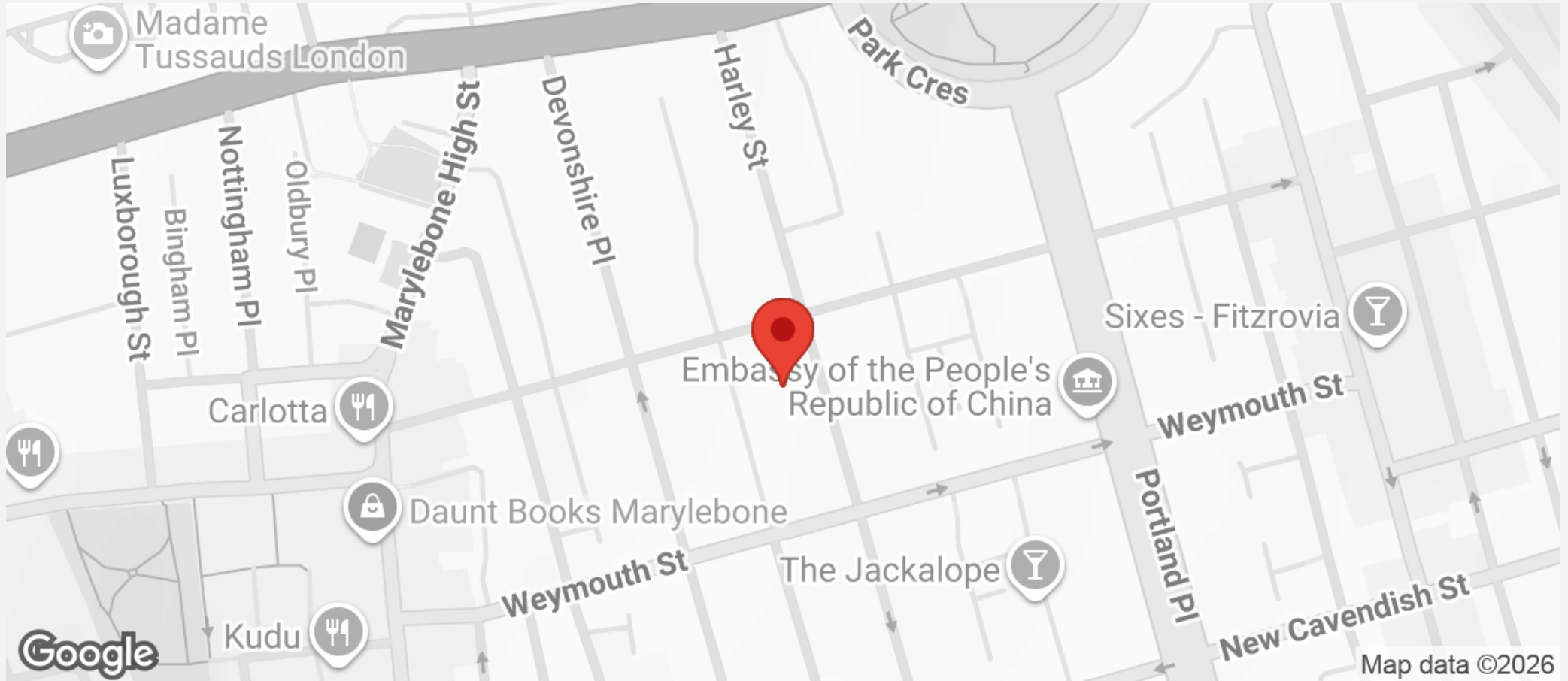
**PROPERTY PHOTO PLANS**.COUK  
 ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



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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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