



# JEREMY JAMES

## HARLEY STREET, LONDON W1



### RENT

£75,448 per annum

### SERVICE CHARGE

Approx £9,548 per annum

### LOCAL AUTHORITY

City of Westminster

### BUSINESS RATES

Approx £24,770 per annum



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### DESCRIPTION

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.

Lease Term Expiring June 2031 with next rent review 24<sup>th</sup> June 2026

Premium required.

### AMENITIES

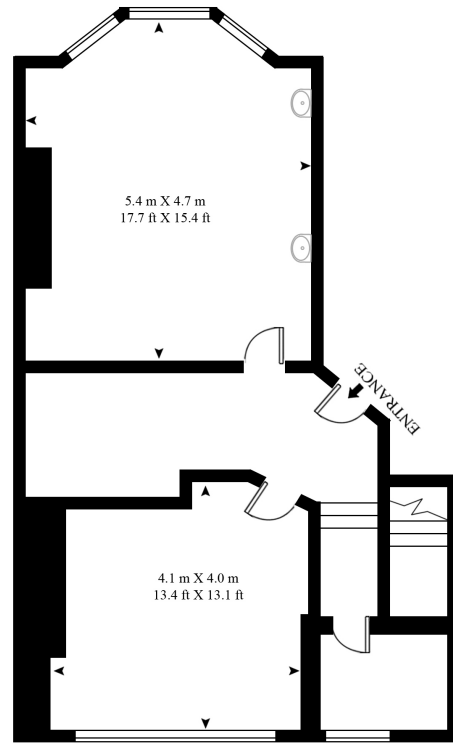
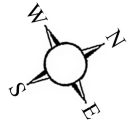
In the heart of the Medical District

Ground Floor and Lower Ground Floor

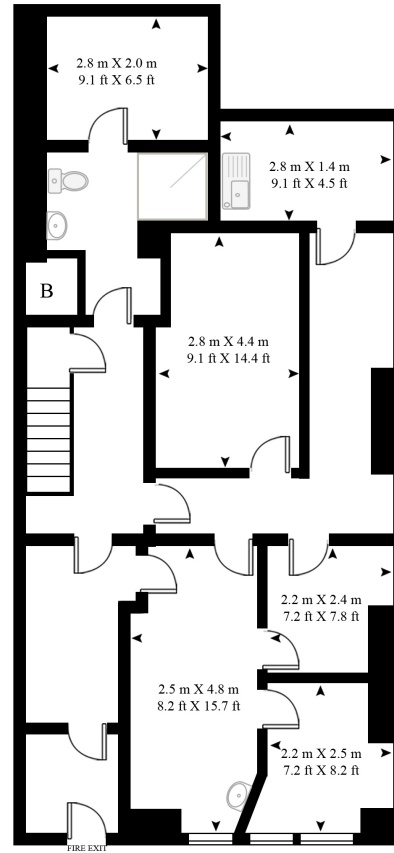
1,221 sq ft (113.5 sq m)

# HARLEY STREET

APPROXIMATE NET INTERNAL FLOOR AREA 1221 SQ.FT (113.5 SQ.M)



GROUND FLOOR

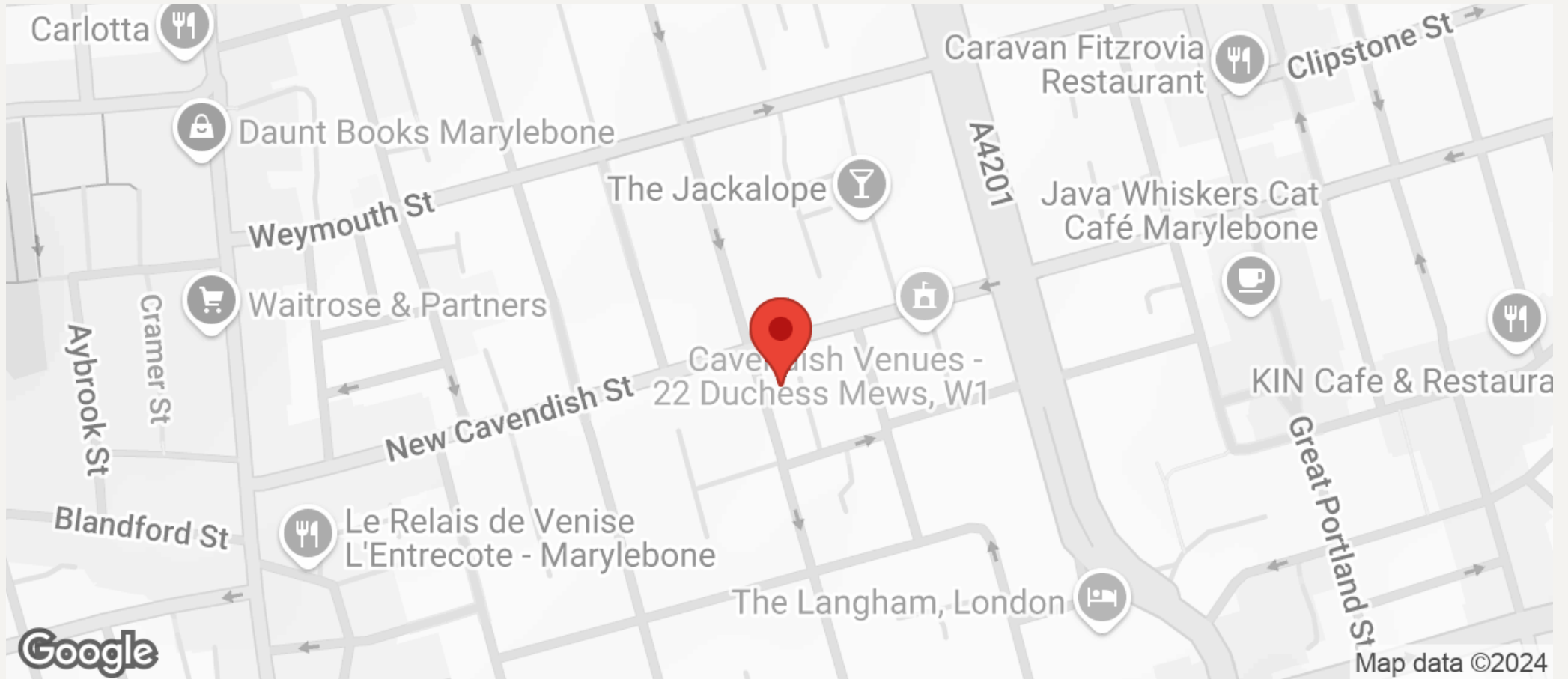


LOWER GROUND FLOOR



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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