



JEREMY JAMES

HARLEY STREET, LONDON W1G



RENT

£260,000 per annum

SERVICE CHARGE

Approx £40,000

LOCAL AUTHORITY

City of Westminster

BUSINESS RATES

approx £74,256 per annum

33 New Cavendish Street
London,
W1G 9TS

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DESCRIPTION

Occupying the entire third and fourth floors, with a total area of approximately 1,940 sq ft (180 sq m). The building benefits from lift access to the third floor.

Ideally located in the heart of Marylebone, the property offers excellent transport connections with nearby underground stations including Oxford Circus, Bond Street, Baker Street, and Regent's Park. Mainline stations such as Marylebone, Paddington, King's Cross, and St Pancras are also within easy reach, providing direct access to Heathrow Airport. On-street parking is available, along with an NCP car park just moments away.

The floors could be available to rent separately, subject to separate negotiation.

AMENITIES

In the heart of Medical District

Third and Fourth Floors

Passenger lift to Third Floor

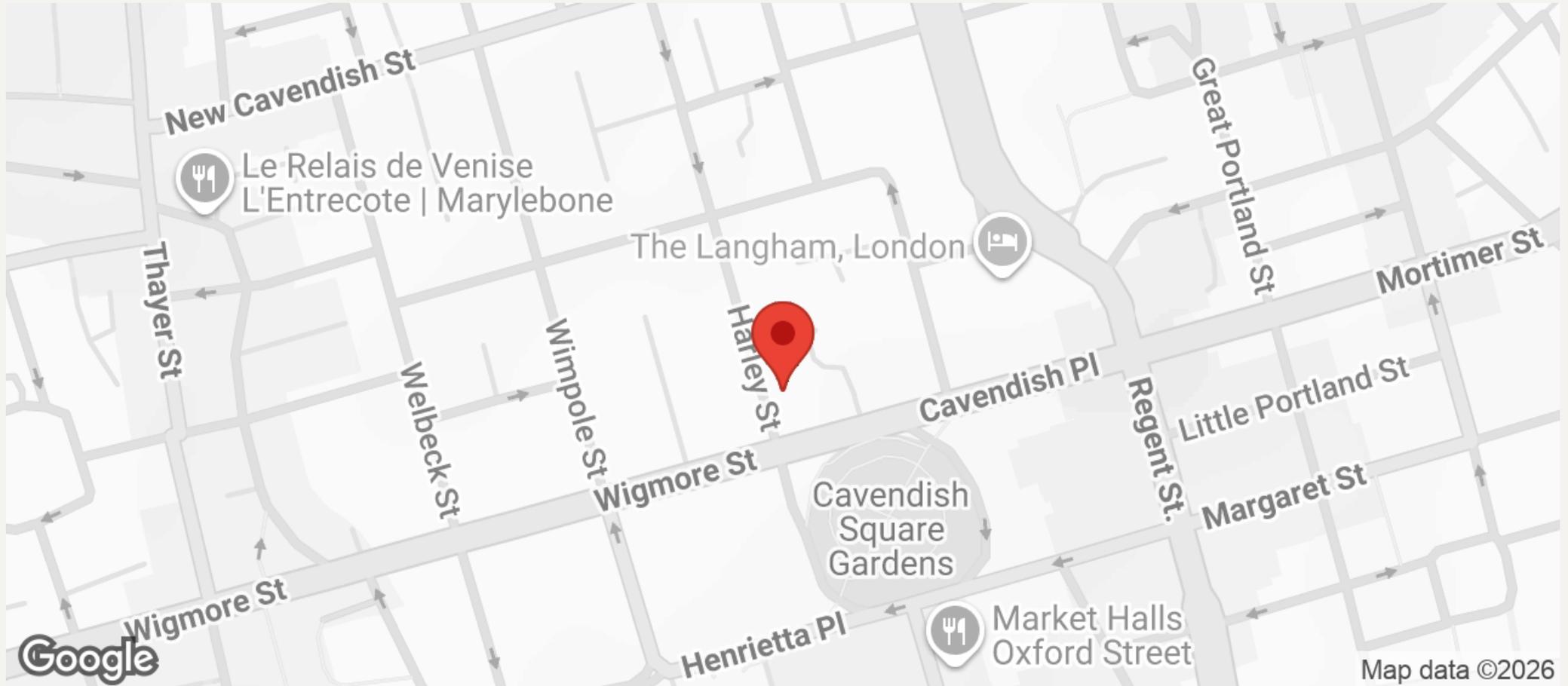
1,940 sq ft (180 sq m)

EPC: D



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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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