



MEDICAL / OFFICE SPACE

## 2 Harley Street, London, W1G 9PA

PRIME MARYLEBONE MEDICAL / CONSULTING / OFFICE PREMISES

460 / 963 / 1,423 SQ FT AVAILABLE

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	963 sq ft / 89.47 sq m
<b>Rent</b>	£125 per sq ft Fully inclusive of rent, business rates, and service charge.
<b>EPC Rating</b>	C (74)

### Key Points

- Self-contained suites
- Excellent natural light
- Passenger lift
- Building lobby / reception
- Medical / consulting space
- Possession from Q4 2025

## Summary

<b>Available Size</b>	963 sq ft
<b>Rent</b>	£125 per sq ft Fully inclusive of rent, business rates, and service charge.
<b>EPC Rating</b>	C (74)

## Location

Situated at the junction of Harley Street and Cavendish Square, this medical space presents a prime opportunity for healthcare professionals and businesses looking to establish themselves in one of London's most prestigious locations for private medical excellence.

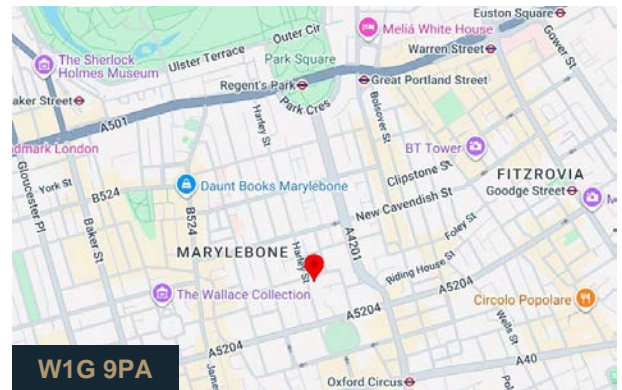
The 4th floor provides two fully self contained suites comprising 406 sq ft and 963 sq ft respectively, a total of 1,423 sq ft.

Each suite benefits from its own kitchen and WC's and quality consulting / office space.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
4th - Unit 2	963	89.47	Available
4th - Unit 1	460	42.74	Under Offer
<b>Total</b>	<b>1,423</b>	<b>132.21</b>	



## Viewing & Further Information



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