

TWO

HARLEY STREET
MARYLEBONE, W1G 9PA

Office / Showroom / Medical
1,724 sq ft Stunning Period First Floor
To Let



- Self contained suite with stunning period features
- Impressive views over Cavendish Square
- Suitable for a range of uses such as office, medical and showroom
- Excellent natural light and substantial floor to ceiling height
- Reception / concierge
- Medical use is not subject to HDWE's 'Approved Practitioner' licencing.

Accommodation

The 1st floor provides stunning, self-contained, bright open space comprising 1,724 sq ft, boasting impressive views over Cavendish Square, and substantial floor to ceiling height throughout, along with impressive period features. The floors stunning features will appeal to various users including offices, showroom / gallery and medical. The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
1st	1,724	160.16
Total	1,724	160.16

Floor areas above are approximate.



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HARLEY STREET



Location

2 Harley Street is a prominent building positioned on the prestigious junction of Harley Street and Cavendish Square, in the heart of Marylebone. Harley Street is internationally recognised as one of the worlds most prestigious medical locations. The location benefits from exceptional connectivity, being just a short walk from Oxford Circus and Bond Street stations, providing access to Central, Jubilee, Victoria, Bakerloo and Elizabeth underground lines.

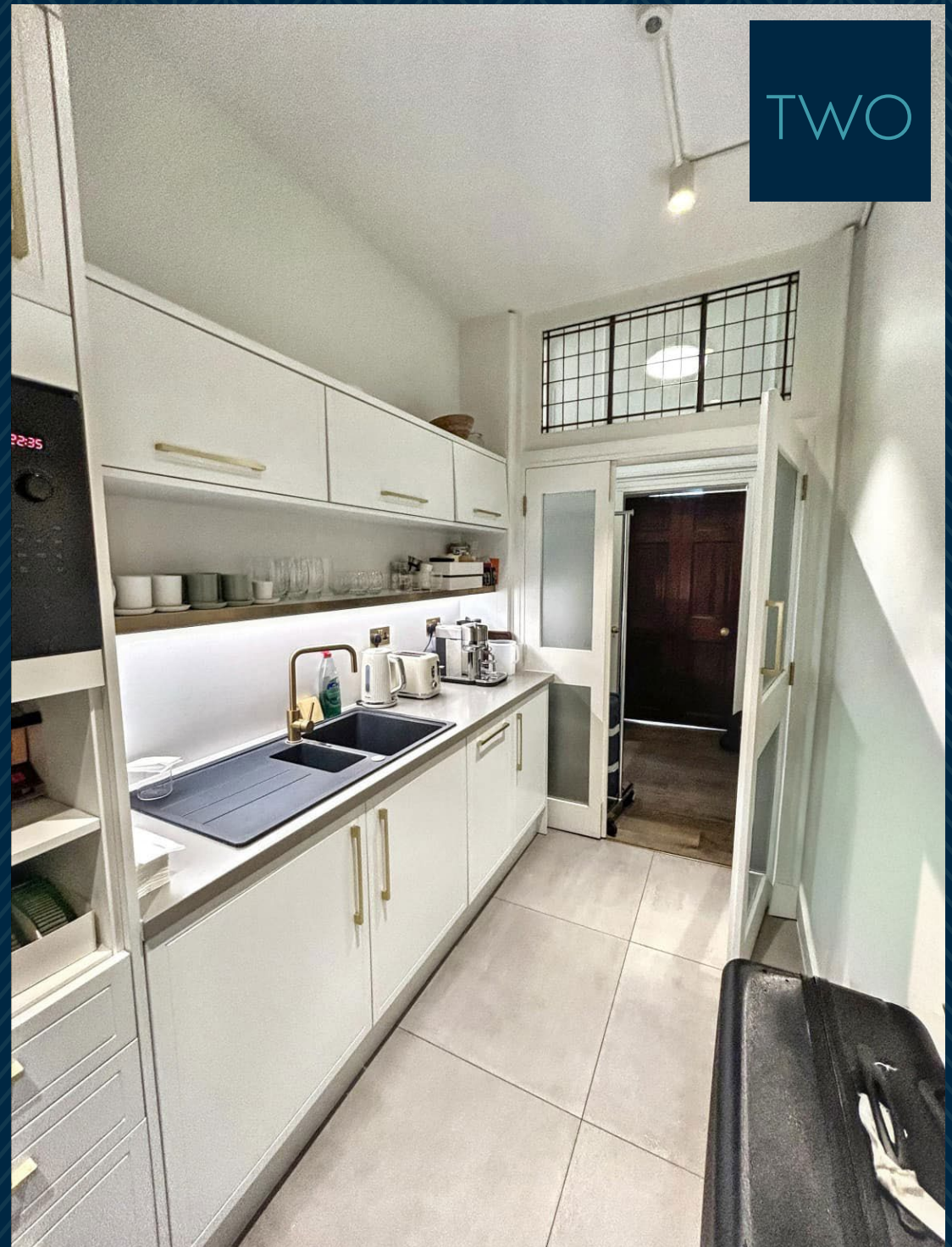


Financials

Rent	Rent on application
Rates	Payable £36.77 per sq ft
Rateable Value	£112,000
Service Charge	£20 per sq ft
EPC Rating	C (74)

Terms

New lease direct from the Landlord for a term by arrangement.



2 HARLEY STREET
4TH FLOOR - VIE AESTHETICS
LHM CONSULTING ROOMS
3RD FLOOR - WIMPOLE CLINIC
2ND FLOOR - HARLEY STREET HEARING
MUSICIANS' HEARING SERVICES
1ST FLOOR - CD STUDIO
GND FLOOR - HARLEY STREET THERAPY CENTRE



BECKETT'S
PLEASE TAKE THE LEFT OR STAIRS
TO THE 2ND FLOOR

← LIFT
4TH FLOOR - VIE AESTHETICS
LHM CONSULTING ROOMS
3RD FLOOR - WIMPOLE CLINIC
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Floorplan

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Contact



Alexander Reece Thomson LLP

The White House,
26 Mortimer Street,
London W1W 7R

www.artsurveyors.co.uk

Sebastian Norman - Partner

sebnorman@artsurveyors.co.uk

Mobile: +44 (0)7970 273 545

DDT: +44 (0)20 7034 3395

Tel: +44 (0)20-7486 1681



Lorenz Consultancy

13 Hanover Square,
London,
W1S 1HN

www.lorenzconsultancy.com

Sammy Conway - Partner

sc@lorenzconsultancy.com

Mobile: +44 (0)7436126353

Andrew Knights

ak@lorenzconsultancy.com

Mobile: +44 (0)7825 742 853

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