



SAVOY STEWART
COMMERCIAL PROPERTY

D1 (NON RESIDENTIAL
INSTITUTIONS), HEALTHCARE
TO LET

22 HARLEY STREET

London, W1G 9PL



KEY POINTS

- › Prime Medical Suites
- › Fitted operating theatre
- › Immediately available
- › Communal waiting area

TENURE	TO LET
SIZE	354 TO 1,056 SQ FT
RENT	RENT ON APPLICATION
EPC	D (100)

Contact us on 020 7495 3666 or visit www.savoystewart.co.uk

LOCATION

The property is located in the heart of the Harley Street Medical Area and is situated in a prime position at the southern end of Harley Street between Queen Anne Street and Cavendish Square. Transport facilities are excellent with Oxford Circus and Bond Street Stations (Elizabeth Line, Central Line, Jubilee Line Bakerloo Lines) located approx 5 mins away.

ADDITIONAL INFORMATION

The available accommodation comprises a selection of medical suites forming part of the first floor of a prime medical building.

Suite 5 comprises a large consultation room with ancillary space.

Suite D comprises a reception area along with 3 consultation rooms.

Suite E/F comprises a reception/waiting area along with a procedure room or operating theatre and ancillary space.

Suite G/H comprises a consultation room and procedure room.

The floor benefits from a communal patient waiting area and benefits from a shared tea point and male and female WC's. Other medical practitioners occupying the floor include dental practitioners, aesthetic consultants and a dermatologist.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Suite - G&H	354	32.89	Available
Suite - 5	358	33.26	Under Offer
Suite - A	702	65.22	Available
Suite - D	575	53.42	Let
Suite - E&F	549	51	Let

TERMS

A new lease will be granted for a term to expire in December 2027 contracted outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954, Part II (as amended).

LEGAL COSTS

Each party are to be responsible for thier own legal costs

VIEWING

By appointment through Sole Agents Savoy Stewart.

RENT

Rent on application

BUSINESS RATES

Rates Payable: £35.00 per sq ft

SERVICE CHARGE

Service Charges are included in the rent



VIEWING & FURTHER INFORMATION



Darren Best

020 7478 9115

db@savoystewart.co.uk

or visit savoystewart.co.uk