



## 2 Harley Street, London, W1G 9PA

1,724 SQ FT STUNNING PERIOD 1ST FLOOR MARYLEBONE OFFICE / MEDICAL / SHOWROOM TO LET

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,724 sq ft / 160.16 sq m
<b>Rent</b>	Rent on application
<b>Service Charge</b>	£20 per sq ft
<b>Rates Payable</b>	£37.35 per sq ft

### Key Points

- Stunning period space
- Reception / concierge
- Suitable for office, showroom, medical
- Excellent natural light
- Substantial floor to ceiling height
- Not subject to HDWE's 'Approved Practitioner' licencing

## Summary

<b>Available Size</b>	1,724 sq ft
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	£37.35 per sq ft
<b>Rateable Value</b>	£112,000
<b>Service Charge</b>	£20 per sq ft
<b>EPC Rating</b>	C (74)

## Description

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.

## 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.

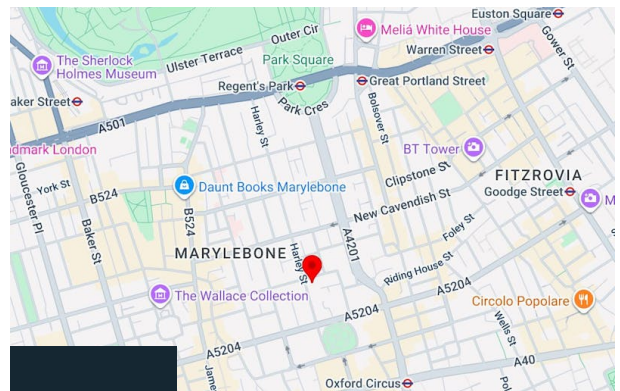
## Accommodation

The accommodation comprises the following areas:

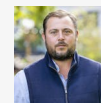
Name	sq ft	sq m
1st	1,724	160.16
<b>Total</b>	<b>1,724</b>	<b>160.16</b>

## Terms

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



## Viewing & Further Information



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### Sammy Conway

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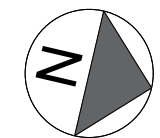
sc@lorenzconsultancy.com

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First Level



0m  5m  
Scale 1:100

# Harley Street

2 Harley Street  
London  
W1G 9PA

Date	Revision	Project Number	Description	Rev
06/08/2025	00	25.07.3374	Property Survey	0/0

Drawing Name  
First Level Floor Plan

## REFERENCES

 Net Internal Area

sterlingtemple

0203 4639225  
www.sterlingtemple.com