



COMMUNITY / MEDICAL USE SPACE TO LET

**35 PARK CRESCENT MEWS WEST LONDON W1G 7ES COMMUNITY / MEDICAL USE SPACE TO LET**

## Location

The property is located at the junction of Marylebone Road and Park Crescent Mews West and forms part of Regent's Crescent which began as the vision of legendary British architect John Nash.

Baker Street and Great Portland Street stations are within 10 mins walk with Regent's Park Station being less than 5 minutes from the property.

## Virtual Tour

<https://my.matterport.com/show/?m=P5EFEabDKF9>

- **F1 Community use**
- **Class E (e) use for medical purposes**
- **Prominently located**
- **20 person passenger lift**
- **Up to 5m ceiling height**
- **Fully refurbished**
- **Prestigious entrance/ reception**
- **Separate area for medical waste**



## Description

The property forms part of the newly developed Regent's Crescent, a prestigious scheme of 67 Grade I listed new build apartments and 9 garden villas.

The property has been fully fitted to a Cat A standard to include a new air conditioning system, a large 21- person stretcher sized passenger lift and a fully fitted kitchen.

## Size

Floor	sq ft	sq m
Ground	979	90.95
Lower Ground	598	55.55
Basement 1	5,968	554.44
Basement 2	5,423	503.80
Storage	158	14.67
<b>Total</b>	<b>13,126</b>	<b>1219.44</b>

## Tenure

The property is available on a new long-term lease for a term by arrangement.

## Rent

Upon Application







## Planning

Planning permission originally was granted for a D1 community use.

Following the introduction of the Use Class Order 2020, the property falls under an F1 use. A recent planning application also permits part of the property to be used for the provision of medical or health services, principally to visiting members of the public under Class E (e) as well as Class E (e).

## EPC

The EPC for this property is A 23

## Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

## Viewing

Strictly by appointment through sole agents Savoy Stewart



**Darren Best**

E: [db@savoystewart.co.uk](mailto:db@savoystewart.co.uk)

T: 020 7478 9115

M: 07932 714992