



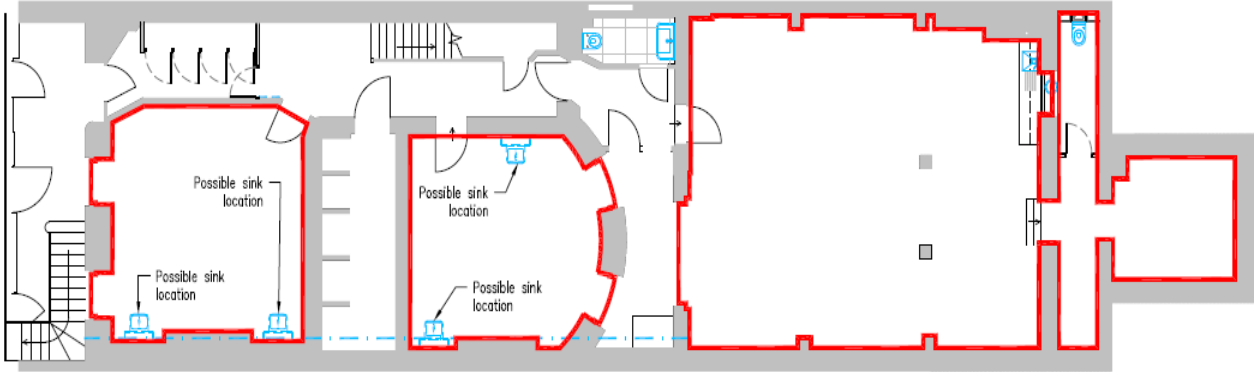
# 25 Devonshire Place

## Marylebone

### London, W1

Lower Ground - Medical  
1,479 sq ft / 137.4 sq m

**THE**  
**HOWARD**  
de**WALDEN**  
**ESTATE**



This lower ground unit is newly refurbished and provides three large consulting rooms in this grade II listed building. Located in the Harley Street Medical Area (HSMA) the waiting room and WCs are also due to undergo a refurbishment.

**RENT**

£118,400 p.a.

**SERVICE CHARGE**

£15,014.00 p.a.

**RATES 2021/22**

£38,893 p.a. (approx.)

**LEGAL COSTS**

Each party to be Responsible for their own legal costs throughout.

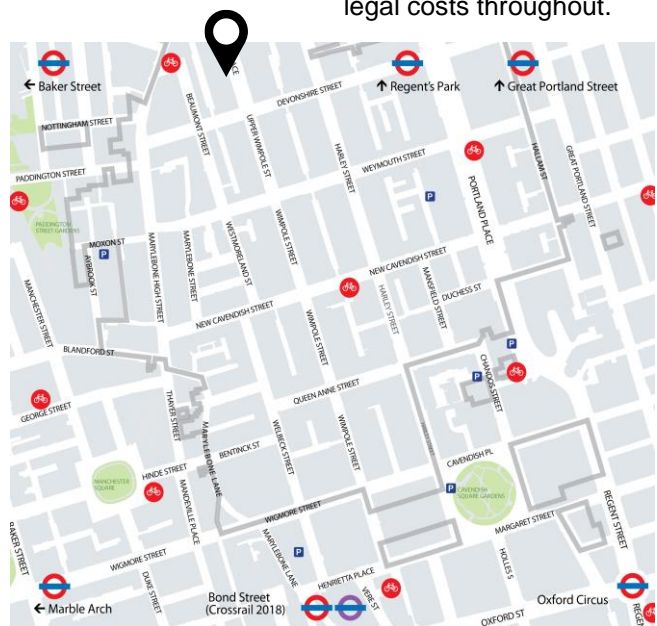
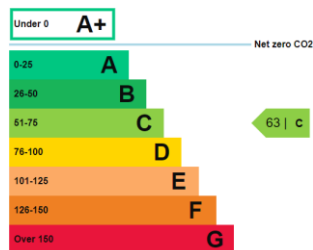
**AMENITIES**

- Shared waiting room (G)
- Shared WCs
- Three consulting rooms
- Kitchenette
- Period features
- Audio entry phone system
- Grade II listed
- Cat 5e cabling
- Excellent natural light

**ENQUIRIES**

Richard North  
Sarah Walsh  
Stephanie Wells  
Max Durnford

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Interested parties are advised to make their own enquiries with the local authority. Please note this building is not VAT elected.

**REF: 10261-33609**

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