

TO LET

Harley Street Consulting Suite  
42 Harley St, London, W1G 9PR

 GRAHAM  
SIBBALD



- Prominent and renowned medical location in Marylebone.
- Arranged over lower ground floor
- Reception and waiting room
- Configured with consultation and treatment rooms and gym studio space
- Passenger lift
- NIA 876 sq ft approx
- Use class E (e)

### Location

The subject is situated in London's Marylebone district at the southern end of the renowned Harley Street, near Queen Anne Street. 42 Harley Street is located on the East side of Harley Street and occupies a prime position within the heart of London's Private Medical District.

The subject benefits from on-street parking directly outside. Oxford Circus, Bond Street, Regents Park and Baker Street Underground Stations are located within a short walking distance of the subject, providing access to numerous lines. In addition, bus routes pass along Oxford Street and Marylebone Road.

### Description

The accommodation is arranged over the lower ground floor and is held within an attractive period building. The building benefits from a concierge and waiting room on the ground floor. The lower ground floor is accessible via a passenger lift, and staircase.

The unit is currently configured as a physiotherapist but would suit several medical consultations or rehabilitation uses. The space is currently configured with three treatment rooms and two rehabilitation gym studios. The space also includes changing rooms, showers, W.C. and a laundry room.

The property benefits from mains gas, electric, water and drainage.

### Specification

- Prominent and renowned medical location in Marylebone.
- Arranged lower ground floor
- Reception and waiting room
- Configured with consultation and treatment rooms and gym studio space
- Passenger lift
- Shower
- W.C.
- Laundry
- Fitted to high specifications



## Accommodation

We have measured the property in accordance with the RICS code of measuring practice and have calculated the following net internal area:

Floor	Sq M	Sq Ft
Lower Ground Floor	81	876

## Rateable Value

This property has a rateable value of £40,500  
Uniform Business Rate: 0.546p in the £  
Estimated rates payable: £22,113 pa

These figures are provided as a guide only, interested parties are advised to confirm this with the local rates authority.

## Service Charge

£17.12 per sq ft

## Tenure

A new Sublease or assignment is available for a term to September 2027, a new FRI lease may also be available.

## Quoting Rent

£59,000 per annum exclusive

## EPC

C (52)

## Costs + VAT

The tenant will be liable for any LBTT and registration dues. VAT is not applicable on the rent. Each party is to bear their own legal costs incurred in connection with this transaction.



To arrange a viewing please contact:



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## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: June 2024

