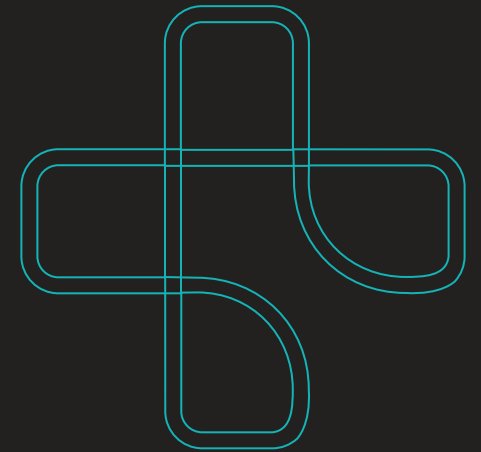




QUEEN ANNE ST



43-45 Queen Anne St, W1G 9JF

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MEDICAL SPACE IN THE HEART OF THE HARLEY STREET HEALTH DISTRICT



# PRIME MEDICAL SPACE TO LET ON FLEXIBLE LEASE TERMS

This impressive building offers a total of 2,958 sq ft of flexible accommodation over three floors.

The property is set in the world famous Harley Street Health District and offers an exceptional location, nestled alongside some of the most renowned medical practices in London.



# TAILORED FOR MEDICAL SERVICES

Each floor offers an efficient layout, with two of the floors featuring fully fitted medical/treatment rooms. The space available benefits from other medical occupiers being in the building and with potential to share the ground floor reception and some facilities.



Lift Access with 8 person capacity



Air Conditioning



5 fitted medical/consulting rooms on some floors



Just off Harley St



Shared Reception Available\*



Access to an MRI Scanner\*\*

\*Access to a shared reception (subject to agreement/ arrangement/ charge).  
\*\*Access to an MRI scanner on lower ground floor (by way of separate agreement/appointment).



OPTION FOR GROUND FLOOR SHARED RECEPTION

43-45 Queen Anne St, W1G 9JF



Consulation Room 2nd Floor



Consulation Room 3rd Floor



Reception/ Waiting area 2nd Floor



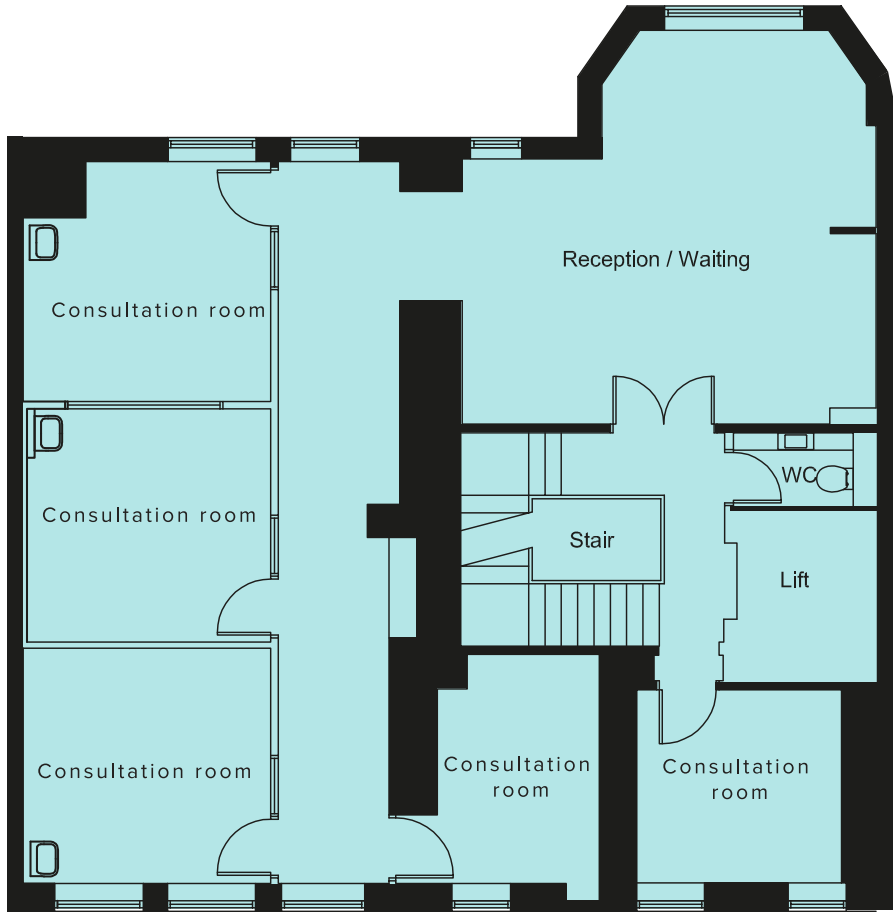
Consulation Room 2nd Floor



Shared Stairwell

## NEUTRAL SPACE READY TO CUSTOMISE

Additional features include a modern lift with an 8-person capacity for easy access to all floors, and air conditioning throughout, ensuring comfort for both staff and patients. The ground-floor reception area and some shared facilities provide added convenience, further enhancing the building's appeal to medical professionals seeking a prominent and well-equipped location.



## SECOND FLOOR

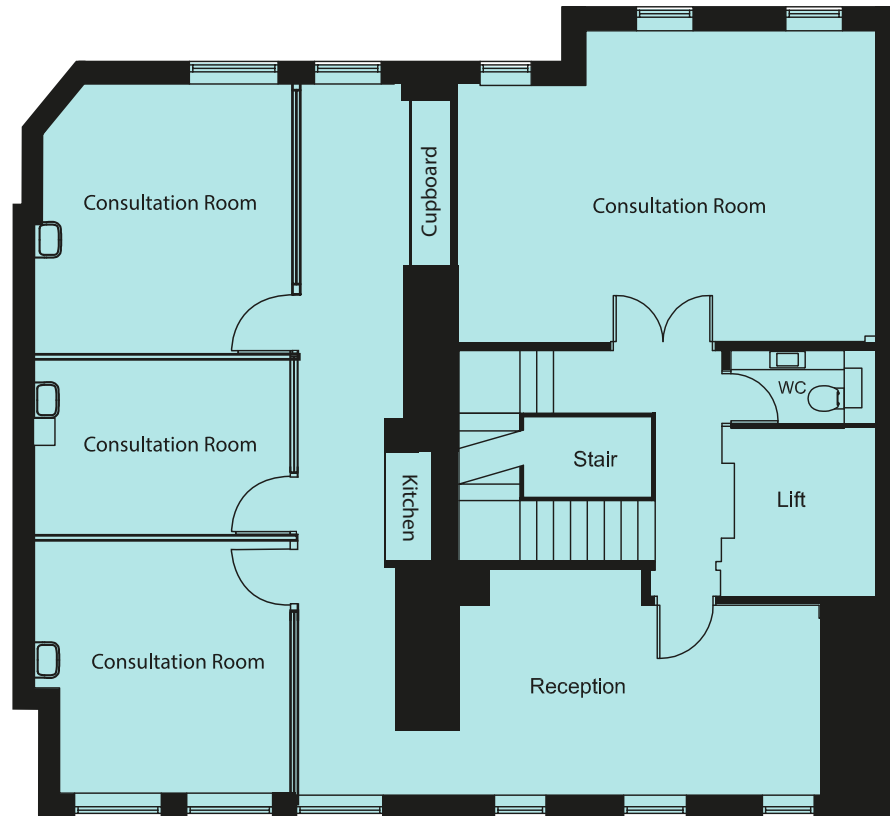
FLOOR	SQ. FT.	SQ. MT
SECOND	1,101	102.2

VERSATILE  
OPTIONS FOR  
MEDICAL USE.



FLOOR	SQ. FT.	SQ. MT
THIRD	1,052	97.7

FULLY FITTED  
MEDICAL  
TREATMENT  
ROOMS  
AVAILABLE.



THIRD FLOOR

FLOOR	SQ. FT.	SQ. MT
FOURTH	805	74.7



## FOURTH FLOOR

BENEFIT FROM  
SHARED  
FACILITIES.



# HARLEY STREET AREA

Located in the West End, 43–45 Queen Anne Street is within the Harley Street Health District, London's renowned medical hub.

This central location combines historic architecture with convenient access to premier medical facilities, making it an ideal address for private medical and professional practices seeking a blend of heritage and modern amenities.



CAVENDISH SQUARE

THE ROYAL MARSDEN HOSPITAL

CAVENDISH SQUARE

DEVONSHIRE STREET

QUEEN ANNE STREET

HARLEY STREET

# NEIGHBORING EXCELLENCE IN MEDICAL CARE.



Situated in the heart of one of the world's leading medical districts, it's perfectly positioned for access to a wide range of specialist healthcare services. Just moments away, you'll find top-tier practices such as The London Clinic, The Harley Street Clinic, The Royal Marsden and The Portland Hospital, offering expertise in everything from diagnostics to surgery and holistic care. This property places you at the epicenter of world-class medical care, making it an ideal choice for healthcare professionals.





# WALKING DISTANCES

NCP Harley Street Parking 5 min

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Bond Street    6mins

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Oxford Street    7 mins

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Regents Park Station  12 mins

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Marylebone Station   20 mins

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OXFORD STREET



BOND STREET- ELIZABETH LINE



Queen Anne Street is well-connected by public transport, with Bond Street (0.3 miles away) offering access to the Central and Elizabeth Lines, and Oxford Circus(0.4 miles) serving the Victoria, Bakerloo, and Central Lines. The area is also well-served by buses, and Marylebone Station is nearby for mainline services. Parking is available at NCP London Harley Street, located at 6-7 Weymouth Street just a 5 minute walk away.

## WELL CONNECTED CENTRAL LOCATION.

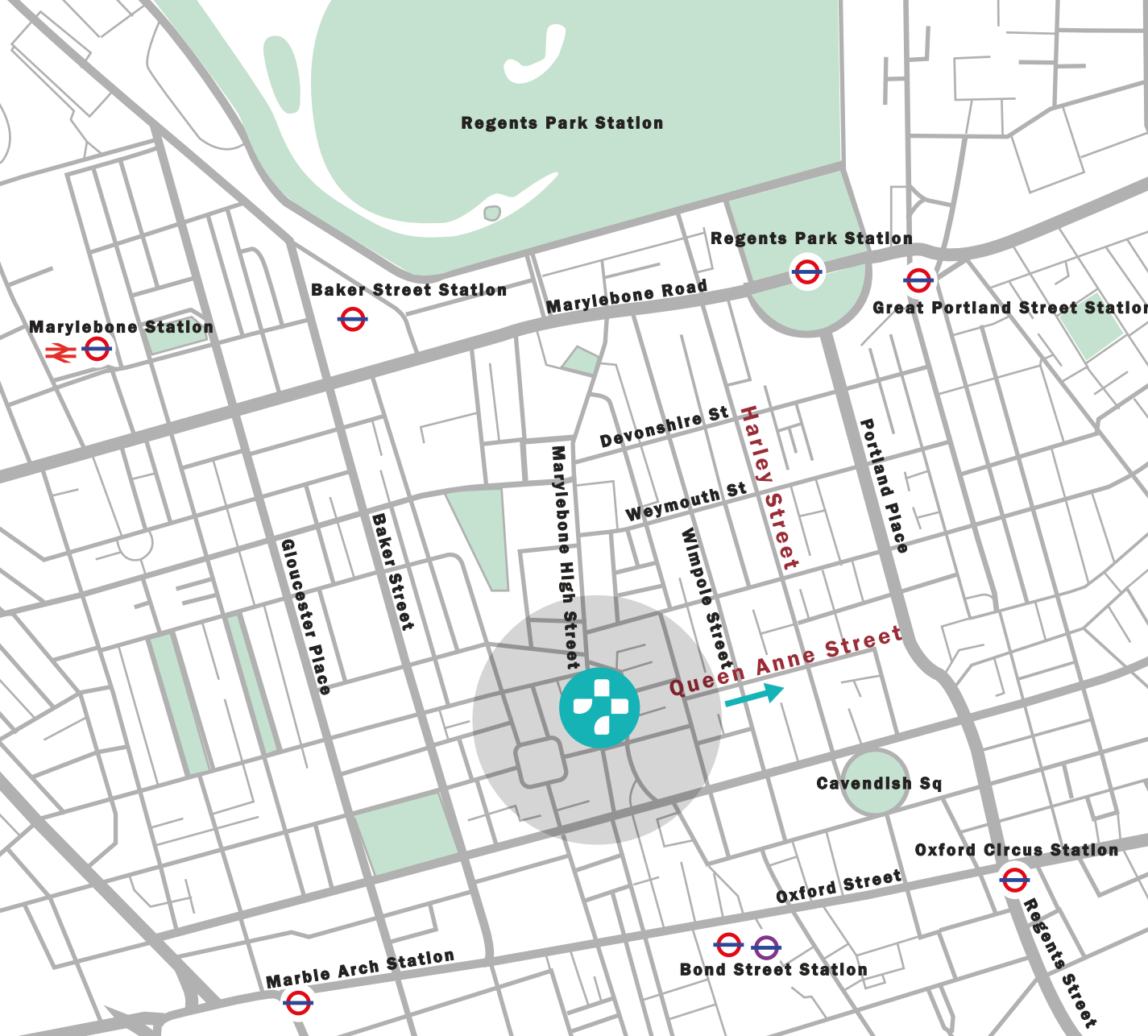


# WELL CONNECTED CENTRAL LONDON LOCATION.

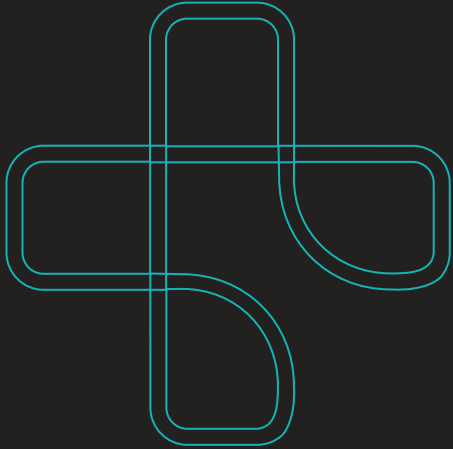


Queen Anne Street is a charming and central location just a short stroll from Oxford Street, one of London's most famous shopping and entertainment destinations. The area is surrounded by luxury landmarks, including the renowned Landmark Hotel, offering easy access to upscale shopping, theaters, and cultural attractions.

This prime location also benefits from a wealth of nearby restaurants, cafes, and bars, providing a wide range of dining and nightlife options to suit every taste. Its proximity to both West End entertainment and beautiful green spaces makes it a highly desirable area for both visitors and locals.



# CONTACT



43-45 Queen Anne St, W1G 9JF

Viewings strictly by appointment with Joint Sole agents Medway & Law and Colliers :



Ashley Medway  
ashley@medwayandlaw.co.uk  
07812205327



Fergus Forsyth  
fergus.forsyth@colliers.com  
07880 130894

# TERMS



## LEASE TERMS

The accommodation is available on a floor by floor basis by way of new flexible subleases.

## RENT

Rent on application

## Rates payable

C. £40.48 per sq. ft.

## Service Charge

£12.50 per sq. ft.

Misrepresentation act 1967

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.