



**35 PARK CRESCENT MEWS WEST LONDON W1G 7ES**

**COMMUNITY USE/MEDICAL USE SPACE TO LET**

## Location

Situated between Park Crescent/ Portland Place and Harley Street, the property 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 Regents Park Station being less than 5 minutes walk from the property.

Park Crescent is located outside of the Central London Congestion Charging area.

## Situation

The property is situated at the junction of Park Marylebone Road and Park Crescent Mews West which runs parallel with Harley Street and is on the edge of the Harley Street Medical Area.

- Valuable Community use
- Prominently located
- Stretcher sized passenger lift
- Up to 5m ceiling height
- Fully refurbished
- Prestigious entrance/ reception



## Description

The property forms part of the newly developed Regent's Crescent development. A prestigious scheme of 67 Grade I listed new build apartments and 9 garden villas. Basement 2 has been fully refurbished 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
<b>Basement 2</b>	<b>5,250 sq ft</b>	<b>487 sq m</b>
Subject to measurement		

## Tenure

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

## Rent

Upon Application

## Planning

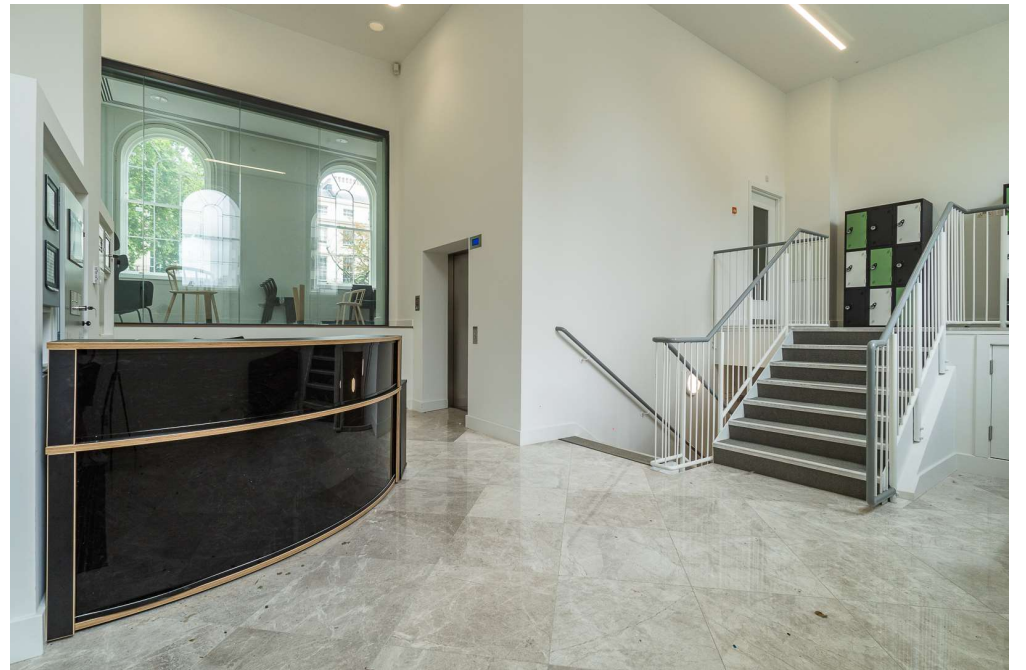
Planning permission originally was granted for a D1 community use.

Following the introduction of the Use Class Order 2020, we are of the view that the property falls under an F1 use for the provision of education, display of works of art, as a museum, public library, exhibition hall or in connection with, public worship or religious instruction as well as Class E (e) for the provision of medical or health services, principally to visiting members of the public





*Approximate demise shown in green, subject to final site survey*

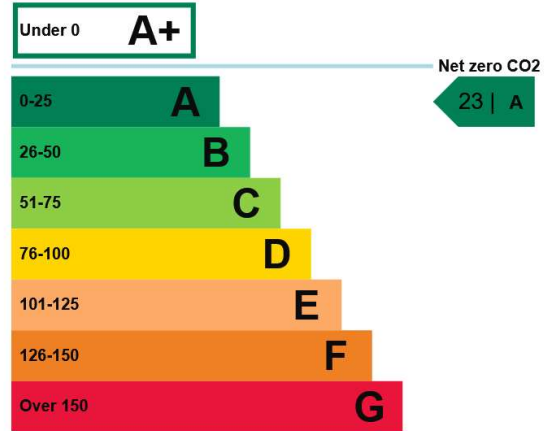




## EPC

### Energy efficiency rating for this property

This property's current energy rating is A.



## Legal Costs

Both parties are to be responsible for their own legal costs incurred in this transaction.

## Viewing

Strictly by appointment through sole agents Savoy Stewart



### Contact

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