

11 Devonshire Place

Marylebone London W1

Premium medical property in the
Harley Street Medical Area





OVERVIEW

A renowned destination for innovative healthcare providers from all over the globe

11 Devonshire Place has recently undergone refurbishment and now offers a total area of 1,953 square feet, spanning both the ground floor and the 1st floor. An added external extension further enhances its functionality, potentially serving as staff quarters.

This property is situated within the Harley Street Medical area, recognised as a distinguished hub for pioneering healthcare providers worldwide.





SCHEDULE OF AREAS

Two floors of versatile medical space

Discover an elegant property boasting high-end finishes, cleverly designed across two floors, offering the perfect blend of style and functionality.

GROUND FLOOR:
1,332 sqft / 123.8 sqm

FIRST FLOOR:
702 sqft / 65.2 sqm

TOTAL:
2,034 sqft / 189 sqm





GROUND FLOOR (MIDDLE)

The middle room would ideally serve as a guest welcome area with the reception desks. Access to this room is unobstructed from the front door entrance.



GROUND FLOOR (FRONT)

The two front rooms are perfect for a consulting space, with just the right dimensions to create a professional and welcoming atmosphere.





GROUND FLOOR (REAR)

The room offers a spacious layout suitable for consultations or as a back office, a diagnostic space or further consultation room.





GROUND FLOOR (OFFICE)

The outside extension is designed to provide an additional and separate space for staff. It includes a fully equipped kitchen and a WC with a shower.



FIRST FLOOR (FRONT)

The front room on the 1st floor has beautifully restored original features and serves as a consulting room with views on the Devonshire Place.





FIRST FLOOR (REAR)

The spacious size of this room allows for versatile use, accommodating various activities and functions.







AMENITIES


Functional space that promotes your wellbeing

With period features throughout, 11 Devonshire Place boasts large airy consultation rooms. Situated in the Harley Street Medical Area and just a short stroll to the London Clinic and other nearby hospitals.


 Two floors


 Shower


 1 kitchenette

 7 consulting rooms

 2 WCs

 Air conditioning

 Listed lift

 Self-contained staff area





MEDICAL OCCUPIER

An area synonymous with pioneering healthcare

The Harley Street Medical Area is the largest agglomeration of private healthcare professionals in Europe.

The area has been synonymous with pioneering healthcare since the mid 19th century and continues to be one of the world's leading locations for medical practitioners, benefiting from the long standing asset management of the majority land owner - The Howard de Walden Estate.

At the heart of London's premium health centre

- | | |
|---------------------------------------|---|
| 01 Cognacity | 11 One Welbeck |
| 02 Cleveland Clinic | 12 Moorfields Private Eye Hospital |
| 03 Fortius Clinic | 13 Phoenix Hospital Group |
| 04 Isokinetic London | 14 Orri |
| 05 King Edward VII's Hospital | 15 Cognition |
| 06 HCA Healthcare UK | 16 Royal Brompton & Harefield Hospitals Specialist Care |
| 07 Mayo Clinic Healthcare | 17 Royal College of Nursing |
| 08 The Royal Marsden Private Care | 18 The Portland Hospital |
| 09 The Harley Street Fertility Clinic | 19 The Royal Society of Medicine |
| 10 The London Clinic | 20 Nursing and Midwifery Council |





LIVE, WORK, INNOVATE

An eclectic mix of restaurants, cafes and fashionable boutiques, with hotels and fitness centres close by

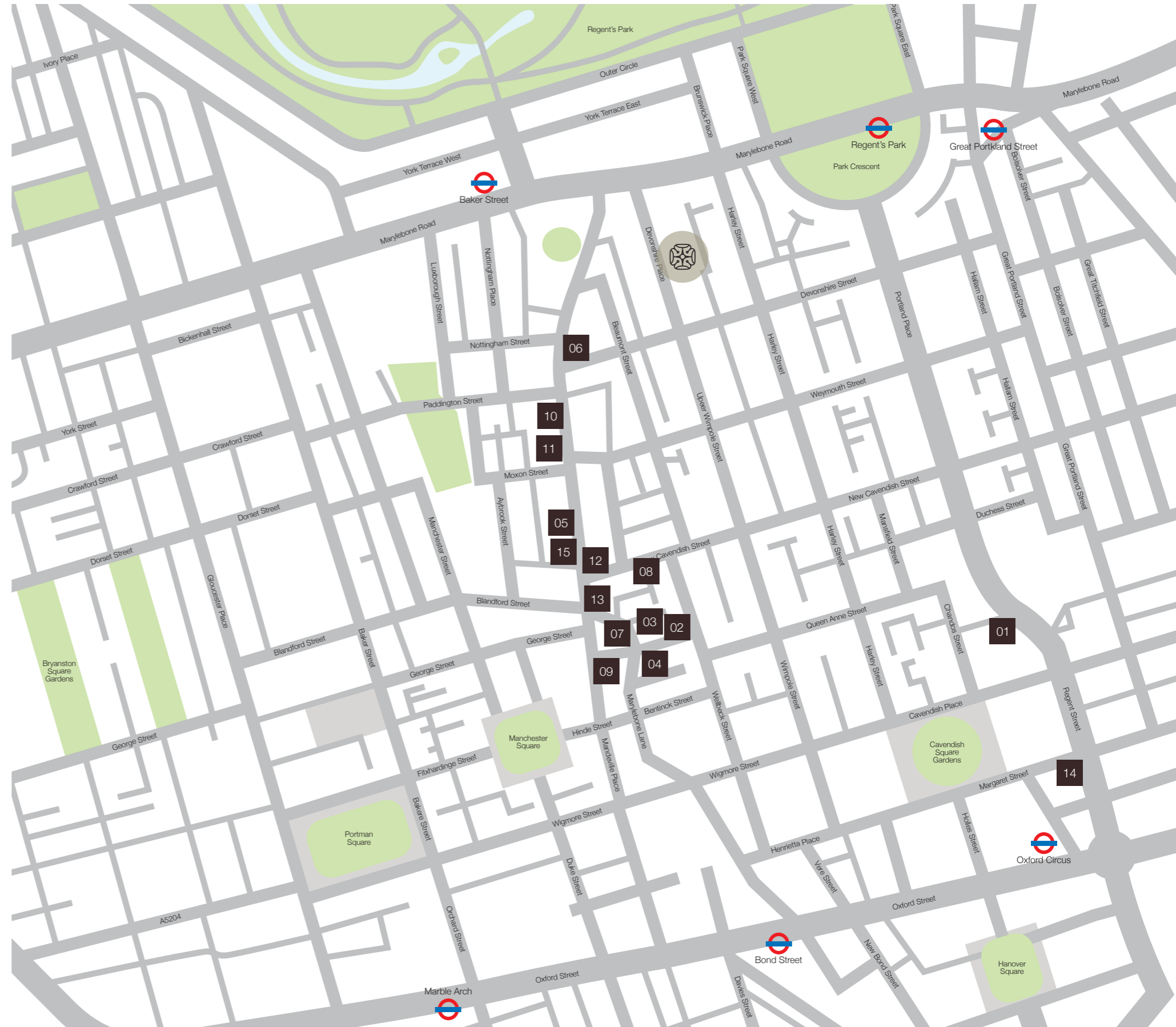
Marylebone offers a collective mix of office, medical, retail and residential properties, providing a dynamic and friendly community.

The local amenities of Marylebone Village allow residents access to an array of restaurants, cafes and fashionable boutiques with hotels and fitness centres close by. Regents Park is a few minutes' walk with 395 acres of parkland to explore, with excellent sport and leisure facilities available.

The Howard de Walden Estate hosts several events throughout the year, which support the Marylebone Village community and a chosen charity. The Marylebone Summer Festival and the Marylebone Christmas Lights are two of the main events. The Howard de Walden Estate also works collaboratively with other organisations to help promote the area and local initiatives.

Live, work, innovate

- 01 Langham Hotel
- 02 Marylebone Hotel
- 03 Third Space Gym
- 04 The Ivy Cafe
- 05 Granger & Co
- 06 La Brasserie Milanese
- 07 Ottolenghi
- 08 WatchHouse
- 09 Natalie
- 10 Daunt Books
- 11 Joseph
- 12 Sandro
- 13 Theory
- 14 Space NK
- 15 Rebase Recovery





LOCATION AND TRANSPORT LINKS

Excellent transport connections

The building is conveniently situated just a short walk from Bond Street Station and Oxford Circus station, making it easily accessible for both patients and employees. Additionally, Marylebone Train Station is located in a close proximity.



Paddington: **5 mins**

Waterloo: **8 mins**

Liverpool Street: **12 mins**

London Bridge: **12 mins**

Stratford: **12 mins**

Heathrow: **23 mins**



Paddington: **3 mins**

Waterloo: **5 mins**

Liverpool Street: **7 mins**

London Bridge: **8 mins**

Stratford: **15 mins**

Heathrow: **26 mins**



Paddington: **8 mins**

Waterloo: **6 mins**

Liverpool Street: **10 mins**

London Bridge: **15 mins**

Stratford: **19 mins**

Heathrow: **33 mins**



Paddington: **7 mins**

Waterloo: **16 mins**

Liverpool Street: **12 mins**

London Bridge: **18 mins**

Stratford: **22 mins**

Heathrow: **35 mins**



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**THE
HOWARD
deWALDEN
ESTATE**

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