

**Alexander
Reece
Thomson**

Prime Harley Street Medical Space

TO LET



Part Basement to Third Floors Available*
106 Harley Street
London
W1G 7JE

*range of
accommodation
available

Approx. Floor Areas: 3,117 sq ft – 4,063 sq ft (289.58 sq m – 377.47 sq m) NIA

LOCATION

The building is situated on the east side of Harley Street, between the junctions of Devonshire Street and Weymouth Street, within the heart of London's Private Medical District.

The property is within easy walking distance of numerous London Underground and Mainline train stations including Regent's Park, Baker Street, Great Portland Street, Bond Street, Oxford Circus, Euston and Marylebone stations. It also benefits from pay by phone parking directly outside the building and being on the doorstep of the multitude of amenities located within the Marylebone Village.

DESCRIPTION

106 Harley Street comprises a grand medical house with a range of accommodation to suit a wide variety of medical and dental practices.

The building benefits from a period style lift, with recently replaced running gear, and well-presented common parts.

The medical accommodation was refurbished prior to the current tenancies and now benefits from being presented in good decorative order, a modern fit out including fitted dental rooms, consulting rooms, modern medical / dental cabinetry to relevant consulting / treatment rooms, modern lighting, a sterilisation area, and air conditioning and sinks in the main consulting rooms.

The medical premises are available either from basement to second floor levels, or basement to third floor levels as follows:

Approximate Floor Areas (NIA)

Floor	Sq ft	Sq m
Basement	295	27.41
Ground	1,041	96.71
First	863	80.18
Second	918	85.28
Total Basement - Second Floors	3,117	289.58
Third	946	87.89
Total Basement - Third Floors	4,063	377.46

EPC - To Be Confirmed

LEASE

The premises are available via a new lease/s directly from the Landlord.

COSTS

Rent, Service Charge & Rates on application.



VIEWING

To view or for further information please contact the sole agents, Alexander Reece Thomson LLP:

Seb Norman

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07970 273 545

SUBJECT TO CONTRACT



third floor

Medical GIA - 111msq

Medical NIA - 946 sq ft
(87.89 sq m)



second floor

Medical GIA - 110msq

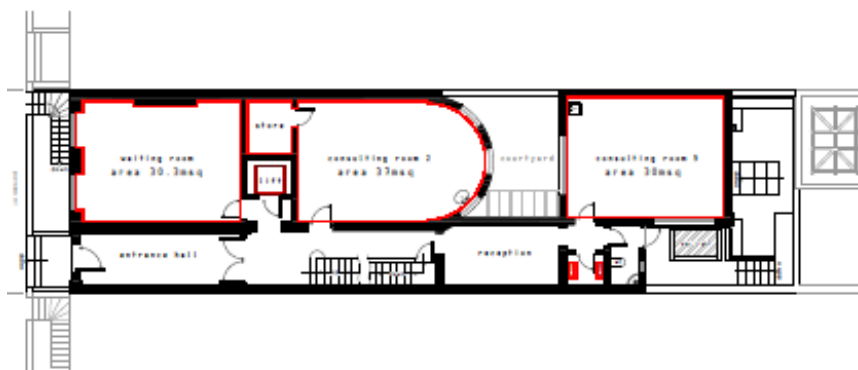
Medical NIA - 918 sq ft
(85.29 sq m)



first floor

Medical GIA - 110msq

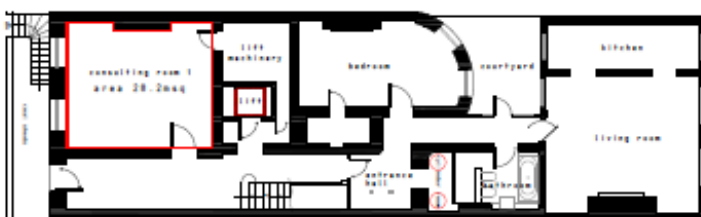
Medical NIA - 863 sq ft
(80.18 sq m)



upper ground floor

Medical GIA - 161.3msq

Medical NIA - 1,041 sq ft
(96.71 sq m)



lower ground floor

Medical GIA - 72.3msq

Medical NIA - 295 sq ft
(27.41 sq m)

residential GIA - 102msq

Total NIA: 4,063 sq ft (377.46 sq m)

All measurements are approximate



DO NOT SCALE FROM DRAWING

106 Harley Street, W1G 7JE