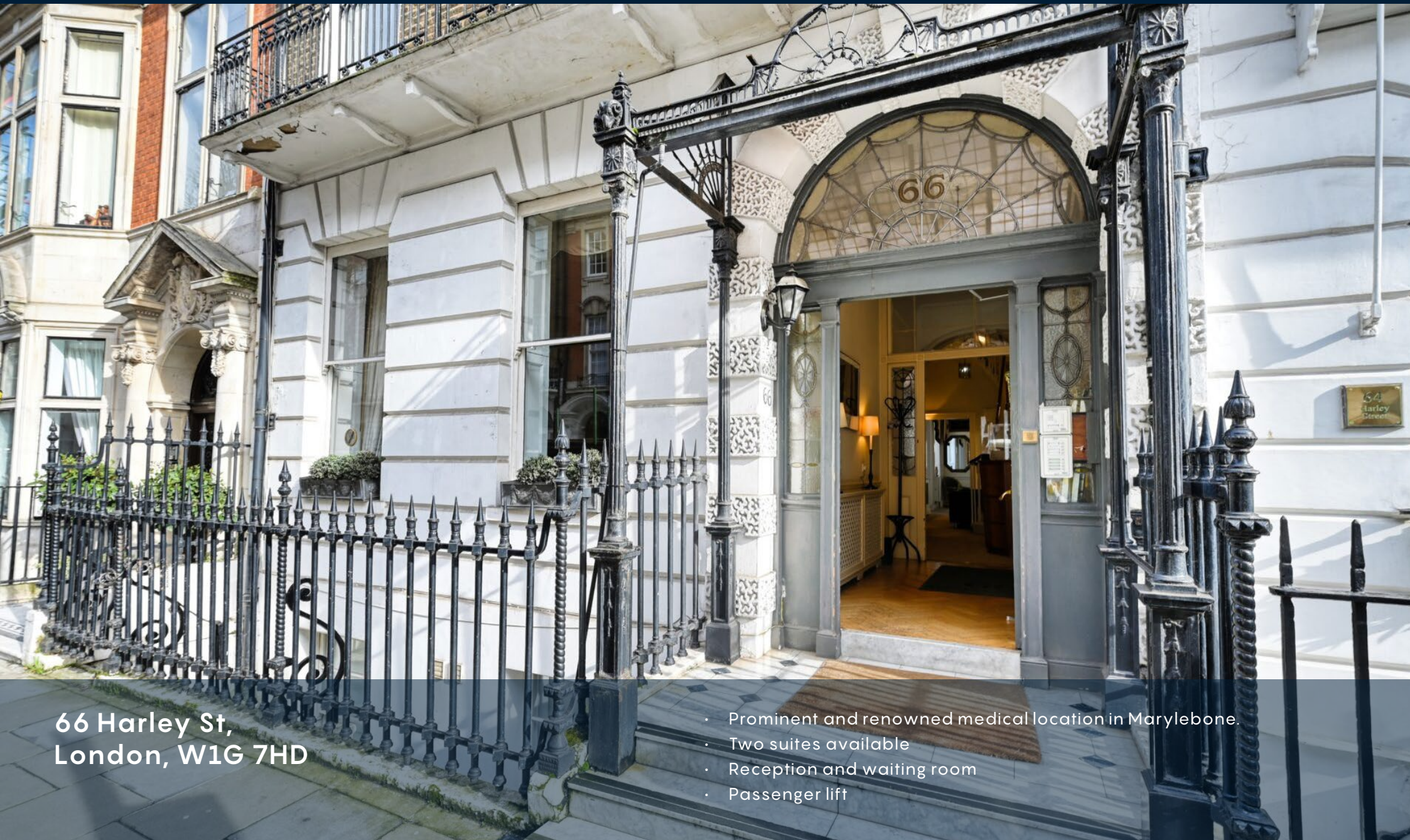


TO LET
HARLEY STREET CONSULTING SUITES



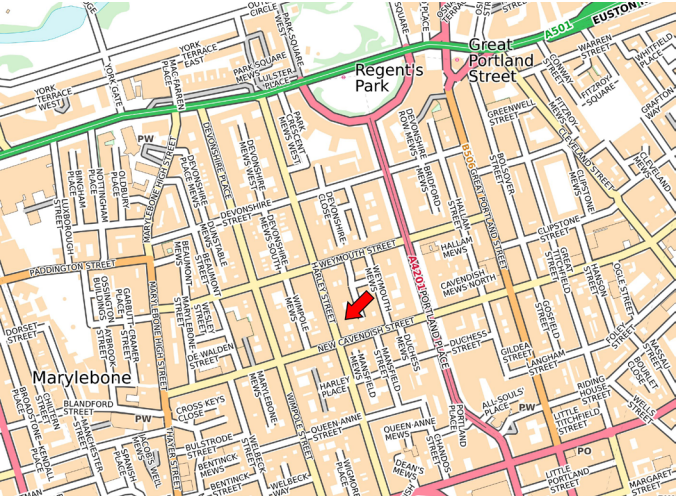
66 Harley St,
London, W1G 7HD

- Prominent and renowned medical location in Marylebone.
- Two suites available
- Reception and waiting room
- Passenger lift

LOCATION

The subject is situated in London's Marylebone district at the southern end of the renowned Harley Street, near New Cavendish 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, Regent's Park and Baker Street Underground Stations are located within a short walking distance of the subject, providing access to numerous lines. Additionally, bus routes run along Oxford Street and Marylebone Road.



DESCRIPTION

Two medical consultation rooms are available, one on the Ground Floor and one on the Lower Ground. The accommodation 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.

The suites would suit several medical consultations or rehabilitation uses.

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

Specification

- Prominent and renowned medical location in Marylebone.
- Two suites available
- Reception and waiting room
- Passenger lift
- W.C.

ACCOMMODATION

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

AREAS	SQ M	SQ FT
Lower Ground Floor	31	332
Ground Floor	52	564

TENURE

Available on a short-term licence on an inclusive basis or a FRI lease.

QUOTING RENT

On application

EPC

Available on request

COSTS + VAT

The tenant will be liable for any LBTT and registration dues. VAT may be 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:



KYLE NICHOLLS
Chartered Surveyor
kyle.nicholls@g-s.co.uk
07810 602 853



CHARLIE WEST
Director
charlie.west@g-s.co.uk
07969 551 072

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.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date Published: September 2025

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.