

# PARK MODERN

## PREMIERE HEALTHCARE FACILITY







NOTTING HILL

KENSINGTON PALACE GARDENS

KENSINGTON GARDENS

KENSINGTON PALACE

THE LANCASTERS

KENSINGTON

HYDE PARK

MARBLE ARCH

MAYFAIR

ST JAMES'S

PARK MODERN

BUCKINGHAM PALACE

KNIGHTSBRIDGE

ROYAL ALBERT HALL

PARK MODERN

Hyde Park, London





Queensway  
Bayswater Road

**THE ONLY NEW PREMIER  
HEALTHCARE OPPORTUNITY  
OVERLOOKING HYDE PARK**

**PARK MODERN**  
Hyde Park, London





# Available Space

Ground: 2,209 sqft (205 sqm)  
Lower Ground 1: 6,263 sqft (582 sqm)  
Lower Ground 2: 10,314 sqft (958 sqm)

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**Total: 18,786 sqft (1,745 sqm) GIA**

- The only custom built healthcare space overlooking Hyde Park
- World-class architecture
- Uncompromised floor plates
- Designed specifically for consulting and diagnostic medicine
- Structurally engineered for large scale medical equipment including MRI
- 3.6m - 4.1m ceiling heights
- 14 million total annual footfall
- Discrete valet parking
- An underground private entrance
- Immediately adjacent to two tube stations:
  - Across the street from Queensway 
  - 300m from Bayswater 

**Available for fit out now**



**PARK MODERN**

Hyde Park, London





9,089,752

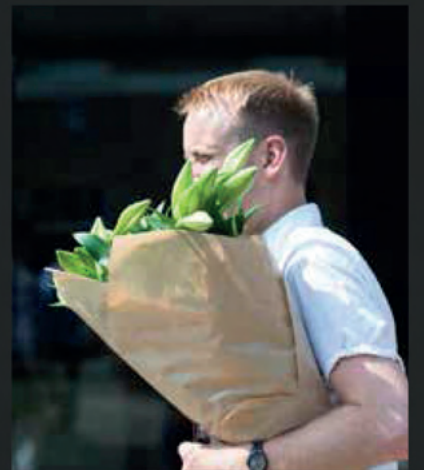
Queensway Tube Station  
Footfall (2019) \* tfl.gov.uk

4,591,108

Bayswater Tube Station  
Footfall (2019) \* tfl.gov.uk

13.6 MILLION

TOTAL ANNUAL  
FOOTFALL



## Prominent & Prestigious Location

Combined Queensway and Bayswater underground stations bring approximately

**13.6 million**

people into the area. This provides a focused footfall along Queensway and Bayswater Road benefitting new retail and leisure spaces.



**PARK MODERN**

Hyde Park, London



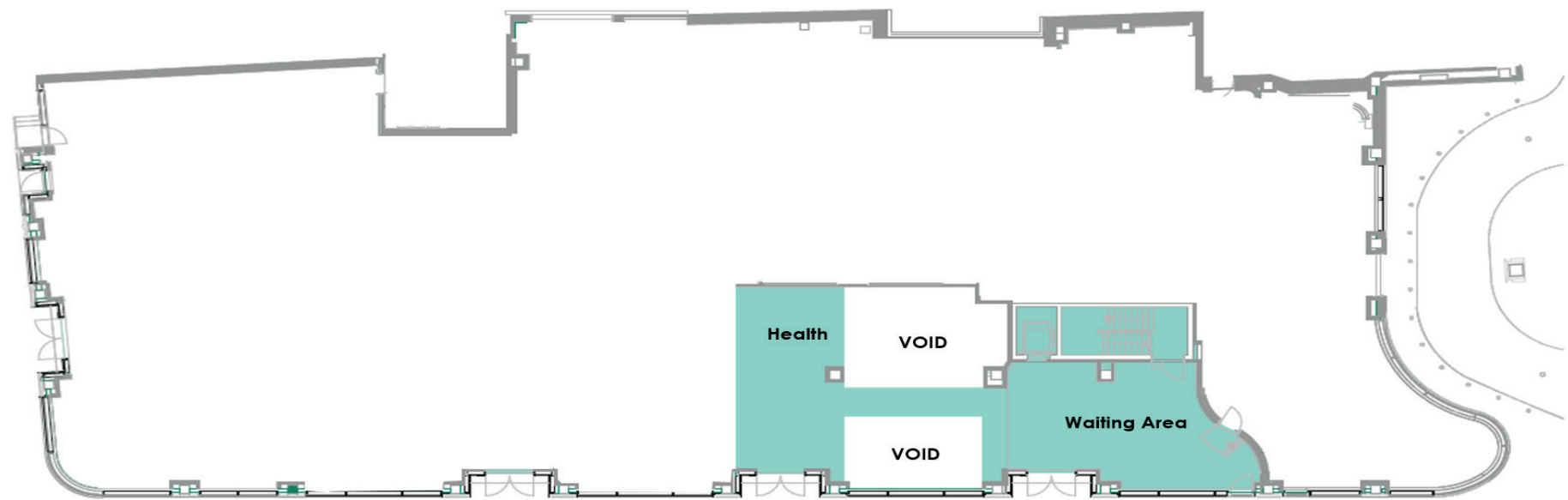


**PARK MODERN**

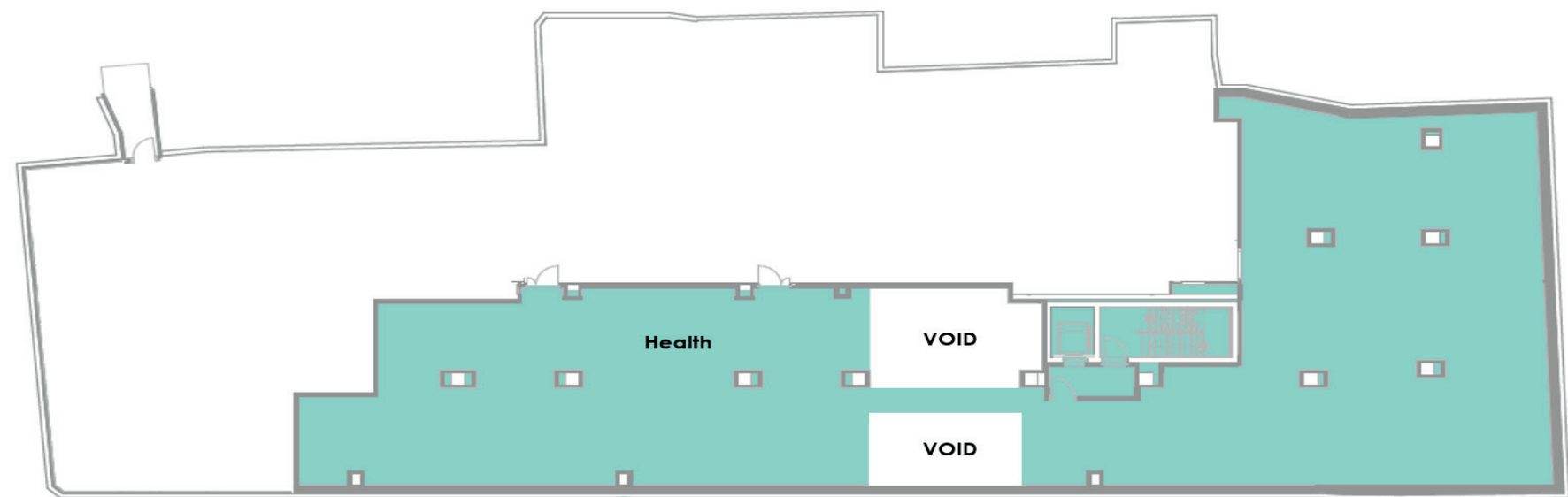
Hyde Park, London



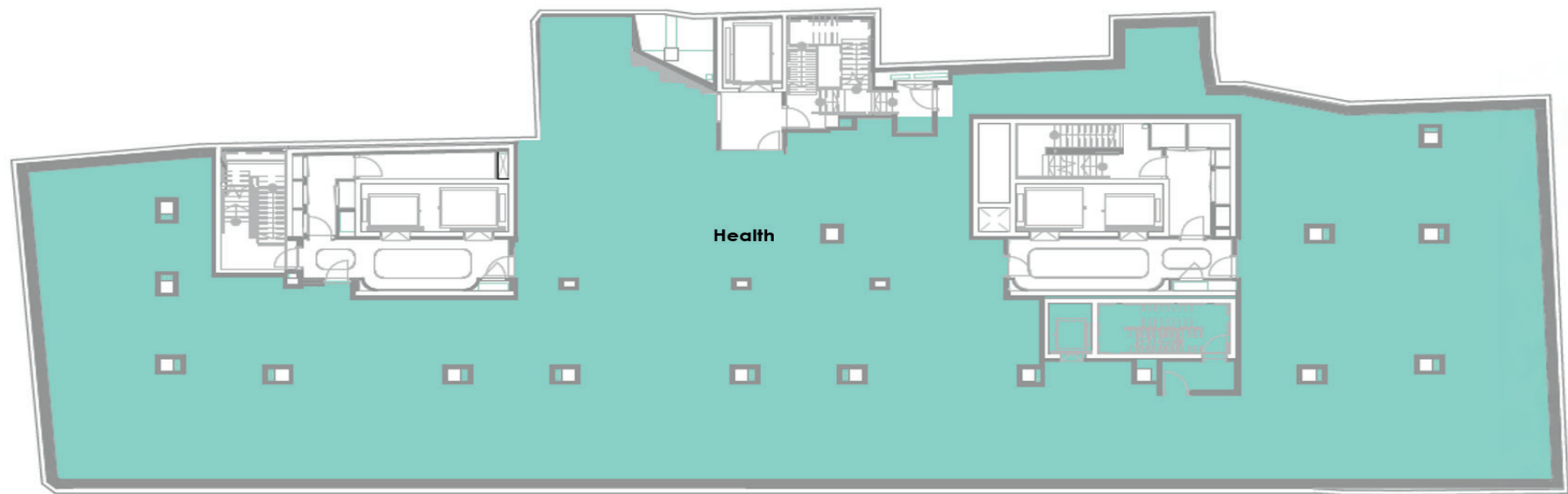
# Healthcare Total Size: 18,786 sqft (1,745 sqm) GIA



**\*Ground:**  
2,209 sqft (205 sqm) GIA



**\*Lower Ground:**  
6,263 sqft (582 sqm) GIA



**Lower Ground 2:**  
10,314 sqft (958 sqm) GIA

\*Inclusive of void areas  
Areas based on recent as built measured survey



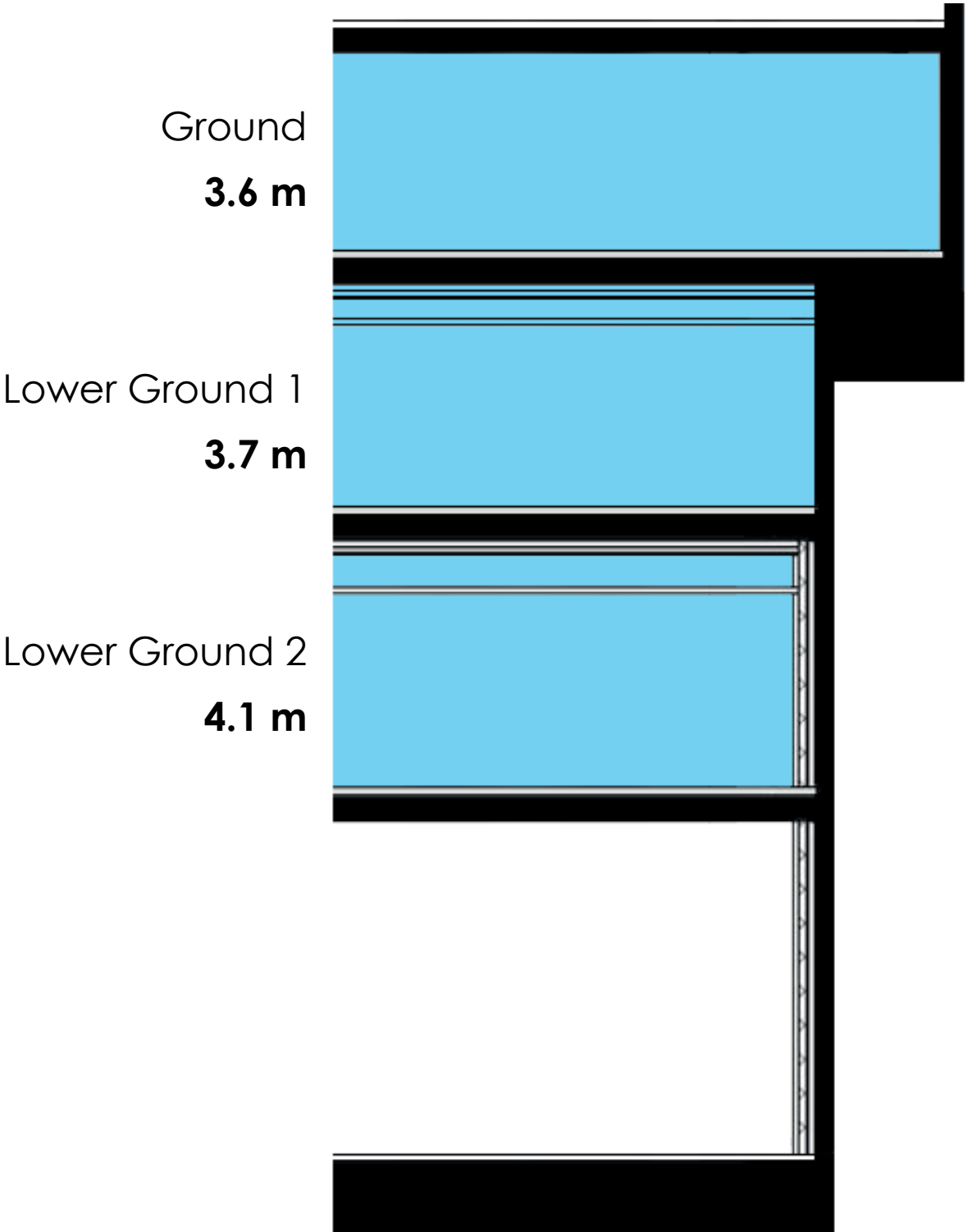
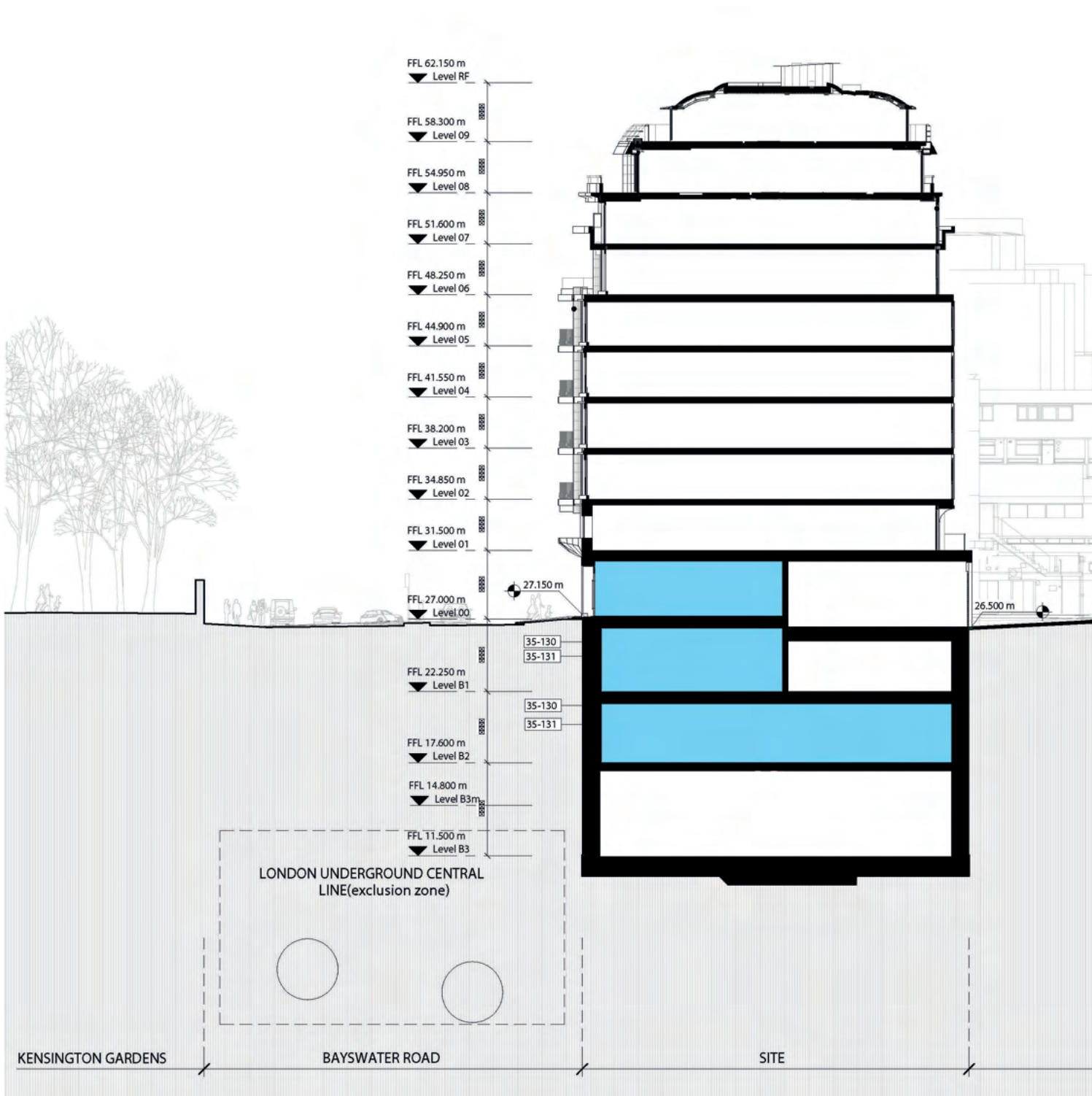


# PARK MODERN

Hyde Park, London



# Section







## PARK MODERN

Hyde Park, London





## PARK MODERN

Hyde Park, London



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