



# 25 Devonshire Place

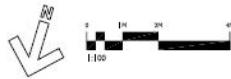
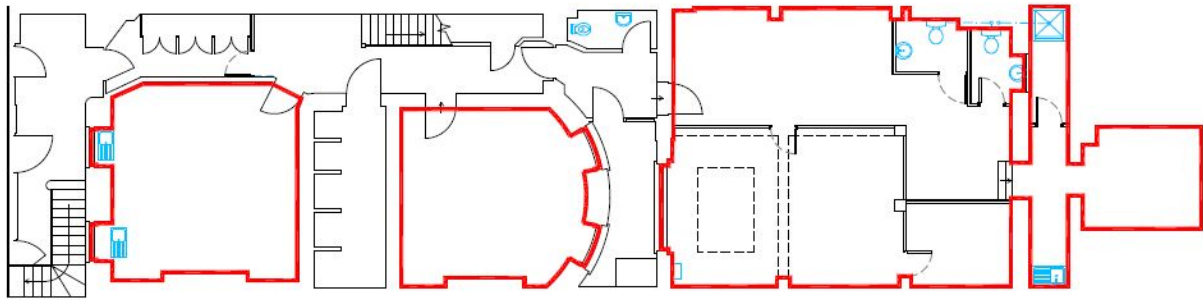
## Marylebone

### London, W1

**D1 Medical**  
1,480 sq ft / 137.4 sq m

**THE**  
**HOWARD**  
de**WALDEN**  
**ESTATE**





This lower ground unit is currently under refurbishment and will provide three large consulting rooms in this grade II listed building. Located in the Harley Street Medical Area (HSMA) the waiting room and WCs are also due to undergo a refurbishment.

**RENT**  
£118,400 p.a.

**SERVICE CHARGE**  
£15,013.56 p.a.

**RATES 2021/22**  
£47,348 p.a.

**LEGAL COSTS**  
Each party to be Responsible for their own legal costs throughout.

### AMENITIES

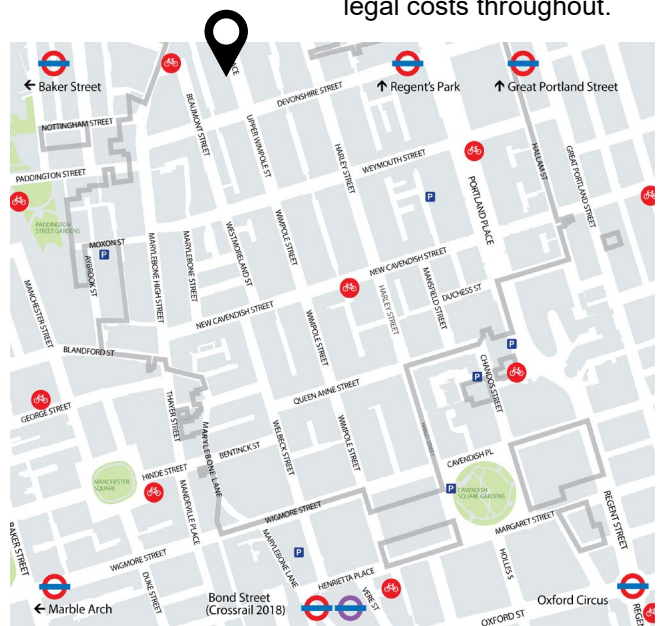
- 24-hour access
- Shared waiting room (G)
- Shared WCs
- Three consulting rooms
- Period features
- Audio entry phone system
- Grade II listed
- Cat 5e cabling

### ENQUIRIES

Richard North  
Sarah Walsh  
Emma Fayers  
Shivani Kalia

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**AWAITING  
EPC**



Interested parties are advised to make their own enquiries with the local authority. Please note this building is not VAT elected.

**REF: 10261-36837**

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