



Well-appointed Offices approx 753 sq.ft (70m²)

James Lewis and Company

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Surveyors, Valuers and Estate Agents
Brian L. Saidman F.I.B.A.

**4 Harley Street
London W1**

LOCATION

4 Harley Street is prominently situated on the east side of this fine landmark thoroughfare, immediately adjoining **Cavendish Square**. The principal thoroughfares of **Regent Street** and **Oxford Street** are close by and **Oxford Circus Underground Station** (*Central, Victoria and Bakerloo lines*) is within ready walking distance. Convenient access to Paddington and Euston main line termini is available at the northern end of Harley Street via **Regents Park Station** (*Metropolitan*)

- AMENITIES:**
- Automatic passenger lift
 - Full Central Heating
 - Male/Female Cloakrooms
 - Entry and Security System
 - Attended Reception
 - Kitchen

LEASE: A new lease is available, term by arrangement

RENT: £21,500 p.a. excl

Service charge approx £6.20 p.sq.ft
rent & service charge are subject to v.a.t
Fixed contribution to rates of £5,000 p.a

Providing approximately
753 sq.ft (70m²)
Open-plan Office Suite
on well-lighted Lower Ground Floor Front



IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the Property. If any points are particularly relevant to your interest in the Property please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the Property is in good structural condition or otherwise. Any areas, measurements or distances referred to are given as a guide only and are not precise. Descriptions of the property are subjective and are used in good faith as an *opinion* and NOT as a statement of fact. Please make further specific enquiries to ensure our descriptions are likely to match any expectations you may have of the property. No representation or warranty whatever is made or given during negotiations, in particulars or elsewhere. All matters remain Subject to Contract and availability.