Lorenz CONSULTANCY

TO LET



31 Harley Street, London, W1G 9QS

PRIME HIGH QUALITY FITTED MEDICAL FLOORS / SUITES TO LET

100 - 2,447 SQ FT

- Premium Harley Street address
- High quality fit-out
- Self-contained floors
- Suitable for a variety of occupiers
- Medical / Class E use - fitted dental accommodation
- 100 - 2,447 sq ft available
- Immediate possession
- Reception / concierge

Overview.

PRIME FITTED MEDICAL FLOORS / SUITES TO LET

Description.

31 Harley Street provides an exceptional opportunity to occupy high quality fitted medical accommodation in the heart of this world-renowned location. The individual suites / floors available provide between 100 sq ft and 689 sq ft and 2,447 sq ft combined.

The floors are finished to a high standard throughout, currently providing predominantly fully fitted dentist / medical accommodation, with impressive ceiling heights and excellent levels of natural light, including skylights at lower ground floor level.

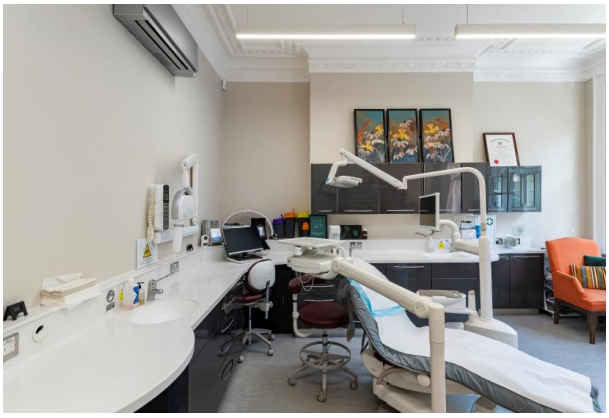
Currently fitted for medical use, the flexible accommodation is well suited to a range of treatment, consulting and professional office uses.

Location.

Harley Street is internationally renowned as one of the world's leading medical districts, with a heritage of private healthcare.

The area is home to a concentration of prestigious clinics, consultants and professional occupiers, benefiting from the excellent amenities of Marylebone and the West End.

The location is exceptionally well connected, with Regent's Park, Great Portland Street, Bond Street and Oxford Circus stations all within walking distance.



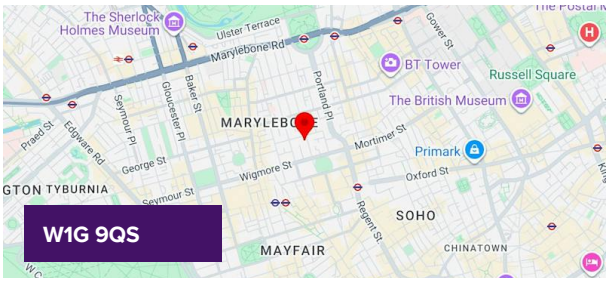


Financials.

Available Size	100 - 2,447 sq ft
Rent	See schedule below
Service Charge	£25 per sq ft (estimated)
Business Rates	See schedule below
EPC Rating	B (41)

Terms.

Sublease/s available for a term by arrangement.



Viewing & Further Information.

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Joint Agents.

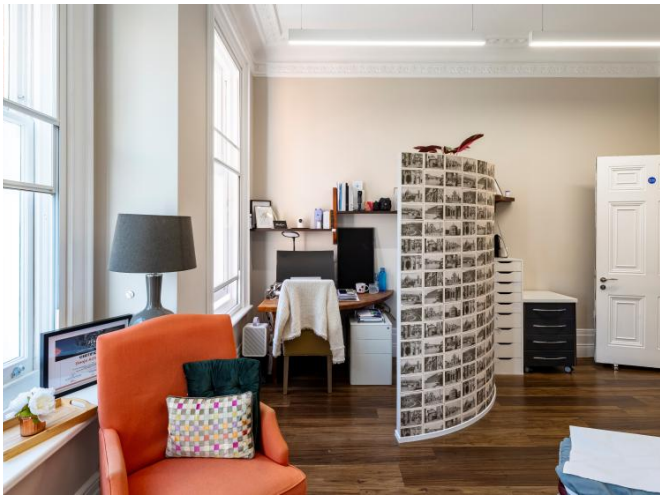
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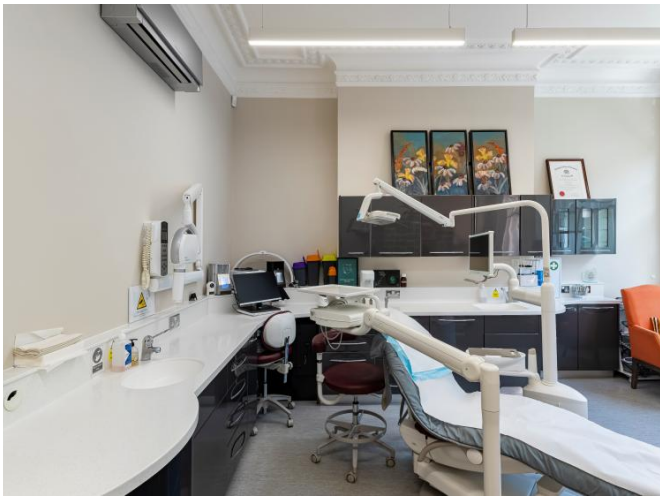
Accommodation.

The accommodation comprises the following areas:

Floor	Area (sq ft)	Rent (per annum)	Rates payable (per sq ft)	Service charge (per sq ft)	Total / year	Availability
4th	377	£33,600	n/a	£25	£43,025	Let
3rd	377	£44,109	n/a	£25	£53,534	Available
2nd	377	£46,560	£45	£25	£72,950	Available
1st	377	£49,010	£51	£25	£77,662	Available
Ground	250	£32,500	£21.15	£25	£44,037.50	Available
Lower Ground	689	£67,178	£22.50	£25	£99,905.50	Available
Total	**2,447**				**£391,114**	

























PREMIUM FITTED MEDICAL ACCOMMODATION













The particulars contained in this brochure are believed to be correct but cannot be guaranteed. All liability in negligence or otherwise for any loss arising from the use of these particulars is excluded. This property is offered subject to contract. Prepared 06/11/2026.