

# D1 MEDICAL SUITES TO LET

6 BENDALL MEWS, MARYLEBONE, LONDON NW1 6SN

567 sq. ft (52.7 sq. m) approx. – ALL INCLUSIVE RENT



**HIGH-END CONSULTATION ROOMS FOR A VARIETY OF SPECIALISTS**

GROUND FLOOR: £20,000 per annum    FIRST FLOOR: £15,000 per annum

PLEASE CALL US ON: 020 8703 8075

 **GrayPoint**  
COMMERCIAL PROPERTY ADVISORS

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**DESCRIPTION**

A medical suite comprising two ground floor rooms and three first floor rooms, to be let separately or as a whole. Each room is equipped with modern utilities, including air-conditioning. The consultation rooms all benefit from access to a ground floor waiting room.

**LOCATION**

The property is a 5-minute walk to both Edgware Road (Circle, District, Hammersmith & City and Bakerloo Lines) and Marylebone Stations. Located amongst the Marylebone medical area, a short walk from Harley Street.

The area has an abundance of amenities in the immediate vicinity, providing staff and visitors alike with a choice of various shops and restaurants.

**RENT**

Ground Floor: £20,000 per annum all inclusive

First Floor: £15,000 per annum all inclusive

\*We believe that the building is not VAT elected. Interested parties should make their own enquiries.

**ACCOMMODATION**

Ground Floor: 212 sq. ft (19.7 sq. m) approx.

First Floor: 355 sq. ft (33 sq. m) approx.

**TENURE**

Available on a new license on flexible terms.

Minimum term 1 year.

Rent is all inclusive (e.g., service charge, utilities, business rates).

**LEGAL COSTS**

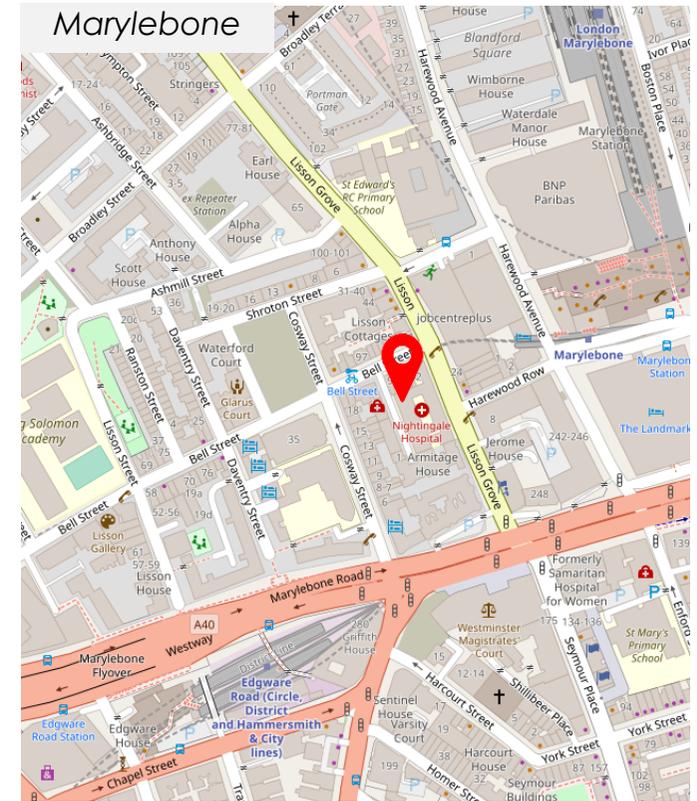
Each party to cover their own legal costs.

Subject to contract

**ENERGY PERFORMANCE (EPC)**

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\*A copy of the certificate is available on request.



**VIEWING AND FURTHER INFORMATION**

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