



27 - 29

HARLEY STREET

MARYLEBONE W1

12,772 SQ FT / 1,186.40 SQ M

OF SELF-CONTAINED MEDICAL ACCOMMODATION



## The Property

**27-29 Harley Street** comprises two buildings that have undergone an extensive redevelopment. 27 Harley Street is a new build behind a retained façade, while 29 Harley Street is a Grade II listed building that has been retained and fully refurbished.

The two buildings offer both traditional and new, Grade A medical accommodation of **12,772 sq ft (1,186.40 sq m)** across lower ground to fourth floor, with connections on each floor.



## The Harley Street Medical Area

**27-29 Harley Street** is positioned in the heart of the Harley Street Medical Area (HSMA); a world class cluster of medical excellence that is owned and managed by The Howard de Walden Estate.

HSMA is extremely well connected with Oxford Circus and Bond Street (including Crossrail) stations within a 5-minute walk, providing quick and easy access to the rest of London's mainline train stations as well as the Eurostar terminal at St Pancras International and international airports such as Heathrow Airport.



# Location & Connectivity



| UNDERGROUND  | UNDERGROUND  | UNDERGROUND  | UNDERGROUND   |
|--|--|--|---|
| <b>REGENT'S PARK</b>   | <b>BOND STREET</b>   | <b>OXFORD CIRCUS</b>   | <b>GREAT PORTLAND STREET</b>  |
| Paddington: 5 mins<br>Waterloo: 8 mins<br>Liverpool Street: 12 mins<br>London Bridge: 12 mins<br>Stratford: 12 mins<br>Heathrow: 23 mins | Paddington: 3 mins<br>Waterloo: 5 mins<br>Liverpool Street: 7 mins<br>London Bridge: 8 mins<br>Stratford: 15 mins<br>Heathrow: 26 mins | Paddington: 8 mins<br>Waterloo: 6 mins<br>Liverpool Street: 10 mins<br>London Bridge: 15 mins<br>Stratford: 19 mins<br>Heathrow: 33 mins | Paddington: 7 mins<br>Waterloo: 16 mins<br>Liverpool Street: 12 mins<br>London Bridge: 18 mins<br>Stratford: 22 mins<br>Heathrow: 35 mins |



- By Tube**  
 Nearest tube stations within 0.3 miles radius.
  - Bond Street
  - Baker Street
  - Great Portland Street
  - Regent's Park
- By Bus**  
 The following buses stop outside John Lewis, Oxford Street: 6, 8, 13, 15, 23, 73, 135, 137, 139 & 189.
- By Car**
  - On street meter parking.
  - Electric vehicle charging points: Cavendish Square
  - Q-Park, Car Parks: Cavendish Square & Harley Street.
- By Bicycle**  
 Santander Cycles Docking Stations:
  - New Cavendish St
  - Portland Place
  - Marylebone Lane
  - Chapel Place

# Local HSMA Occupiers

The **Harley Street Medical Area** is the largest agglomeration of private healthcare professionals in Europe.

The area has been synonymous with pioneering healthcare since the mid 19th century and continues to be one of the world's leading locations for medical practitioners, benefiting from the long standing asset management of the majority land owner - The Howard de Walden Estate.

## Medical Occupiers:

- |   |   |
|---|---|
| 01 Advanced Oncotherapy (Proton Beam)                 | 12 Schoen Clinic Orthopaedic & Spinal Hospital London |
| 02 Cleveland Clinic                                   | 13 The Harley Street Clinic                           |
| 03 Fortius Surgical Centre                            | 14 The King's Fund                                    |
| 04 Fortius Clinic                                     | 15 The London Clinic                                  |
| 05 Isokinetic London                                  | 16 The London Welbeck Hospital                        |
| 06 King Edward VII's Hospital                         | 17 The Portland Hospital                              |
| 07 HCA Healthcare UK                                  | 18 The Princess Grace Hospital                        |
| 08 Mayo Clinic Healthcare                             | 19 The Priory Group                                   |
| 09 RB & HH Specialist Outpatients and Diagnostics     | 20 The Royal Society of Medicine                      |
| 10 Royal College of Nursing                           | 21 UME Health   |
| 11 The Royal Marsden Private Care at Cavendish Square | 22 Welbeck Health                                     |
|   | 23 Weymouth Street Hospital                           |
|   | 24 Nursing and Midwifery Council                      |

For a full list of healthcare operators please visit the Harley Street Medical Area website: [harleystreetmedicalarea.com](http://harleystreetmedicalarea.com)





## Marylebone

For further detail relating to local occupiers, including major businesses, amenities & leisure and arts & culture please visit the Marylebone Village website [marylebonevillage.com](http://marylebonevillage.com)

## Building Highlights

- New trolley lift
- New UKPN mains supply & private 800k VA substation
- LED lighting
- Cat 6 voice/data cabling
- New 3 pipe VRV heating & cooling system
- Capped off services in each consulting room
- Bicycle storage
- New CCTV system
- Audio access control system
- Level access at main entrance (No.27)
- Separate staff entrance (No.29)
- Accessible WCs
- Shower facilities
- Mechanical and natural ventilation
- Large open plan spaces designed to house diagnostic equipment on the lower levels, with access points also designed in

## Front Harley Street Elevation



## Rear Harley Street Elevation



## Schedule of Areas

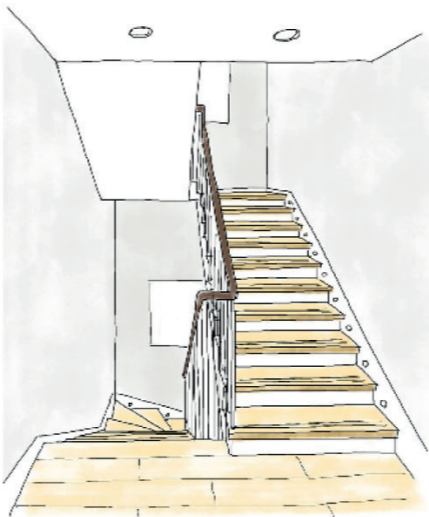
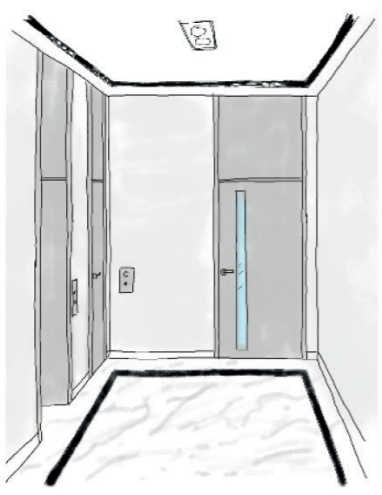
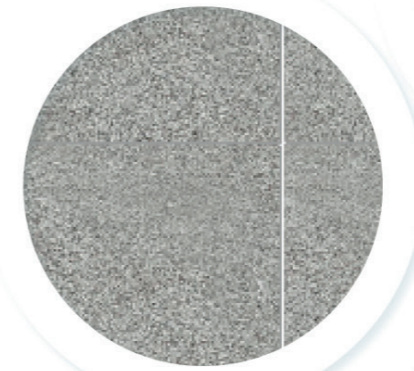
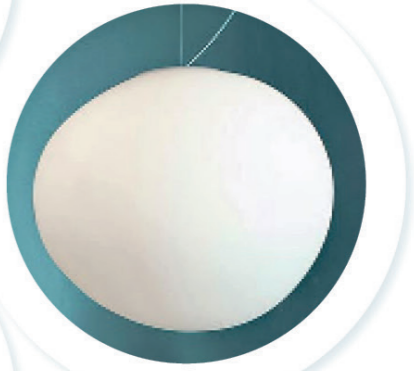
| FLOOR                       | SQ FT         | SQ M            |
|-----------------------------|---------------|-----------------|
| <b>FOURTH</b>               | 1,242         | 115.50          |
| <b>THIRD</b>                | 1,474         | 136.90          |
| <b>SECOND</b>               | 1,449         | 134.60          |
| <b>FIRST</b>                | 2,795         | 259.60          |
| <b>GROUND</b>               | 2,712         | 251.90          |
| <b>LOWER GROUND</b>         | 2,923         | 271.55          |
| <b>LOWER GROUND STORAGE</b> | 177           | 16.44           |
| <b>TOTAL</b>                | <b>12,772</b> | <b>1,186.40</b> |

*NOTE: all areas are approximate and will be verified on completion in accordance with RICS Code of Measuring Practice.*



Interior Finishes

27 | 29



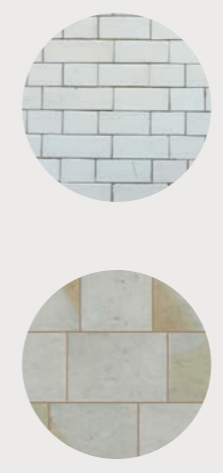




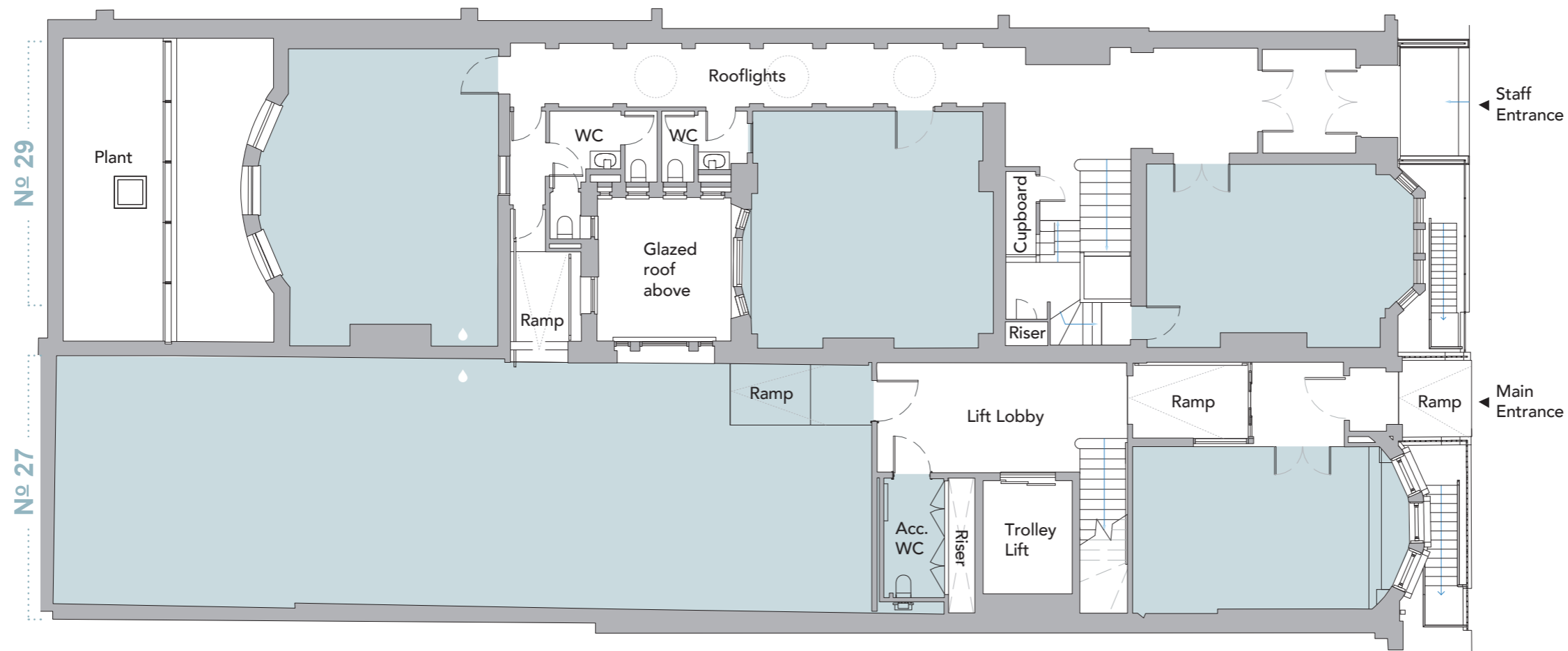


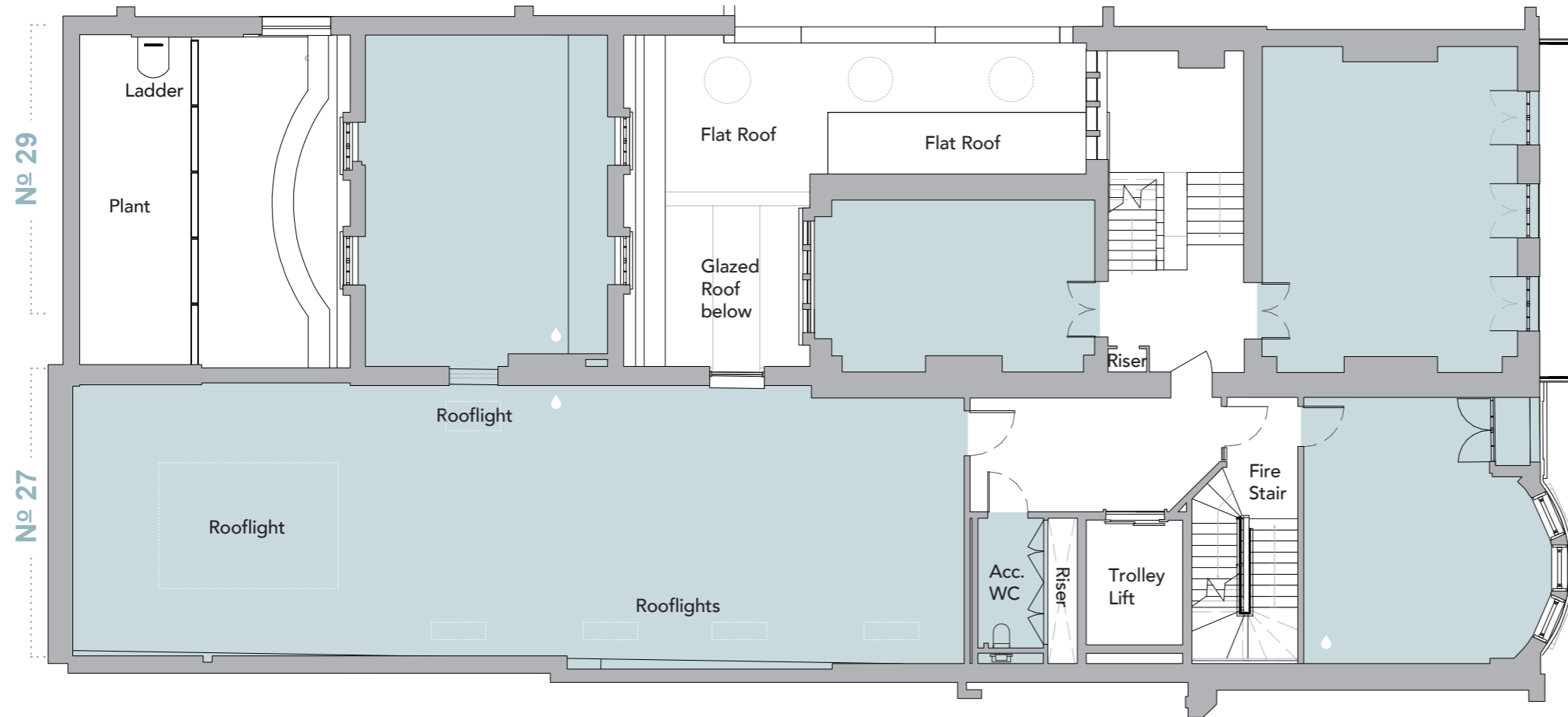
27 Harley Street



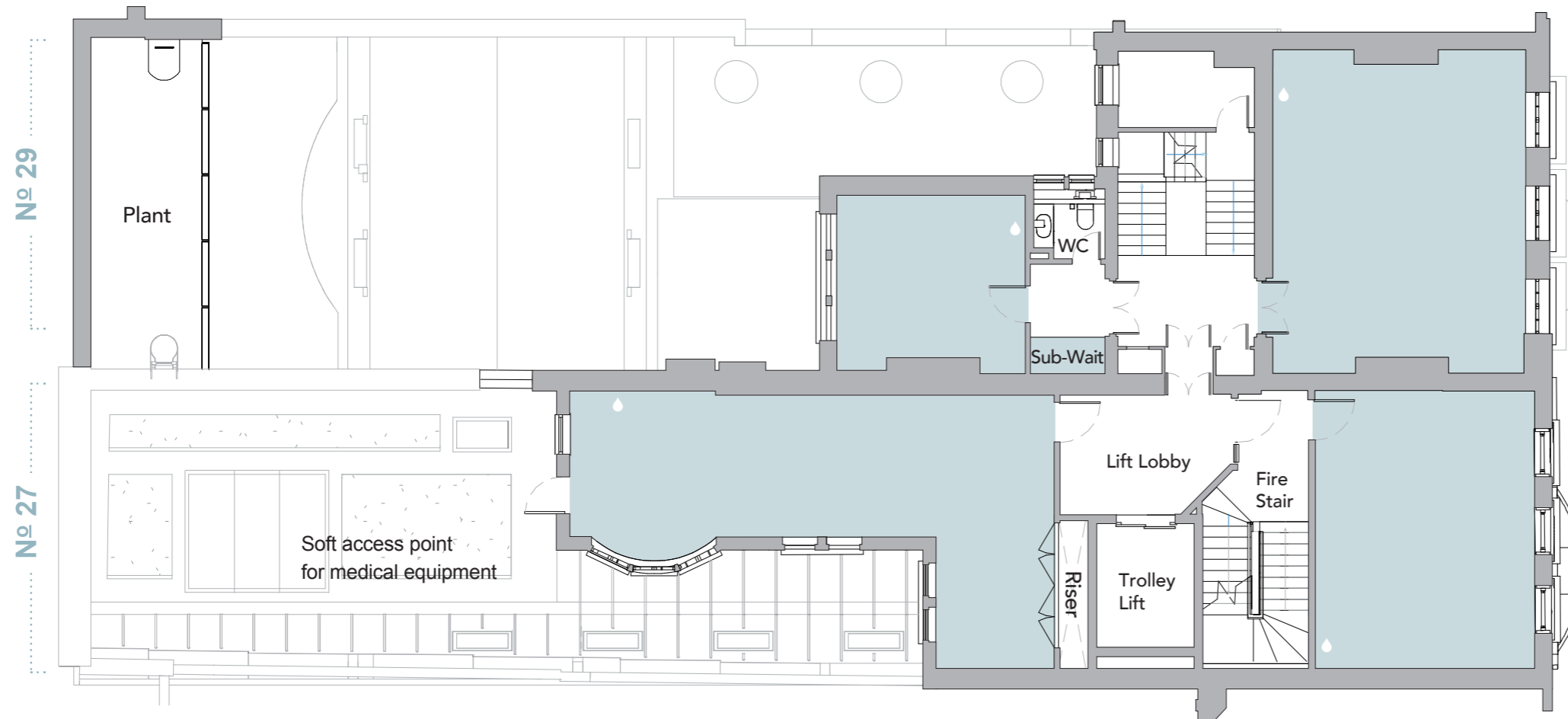


# Floorplans





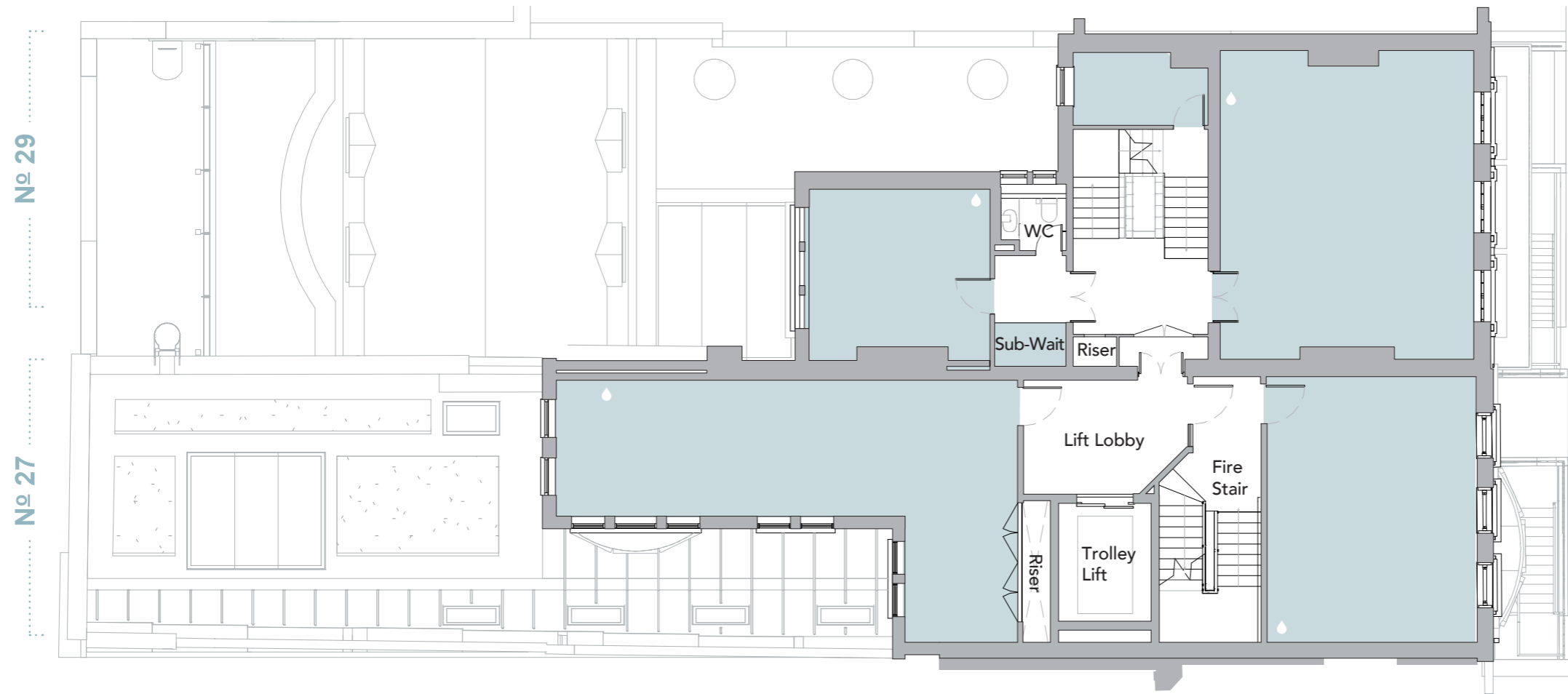
**First Floor**  
2,795 sq ft / 259.60 sq m



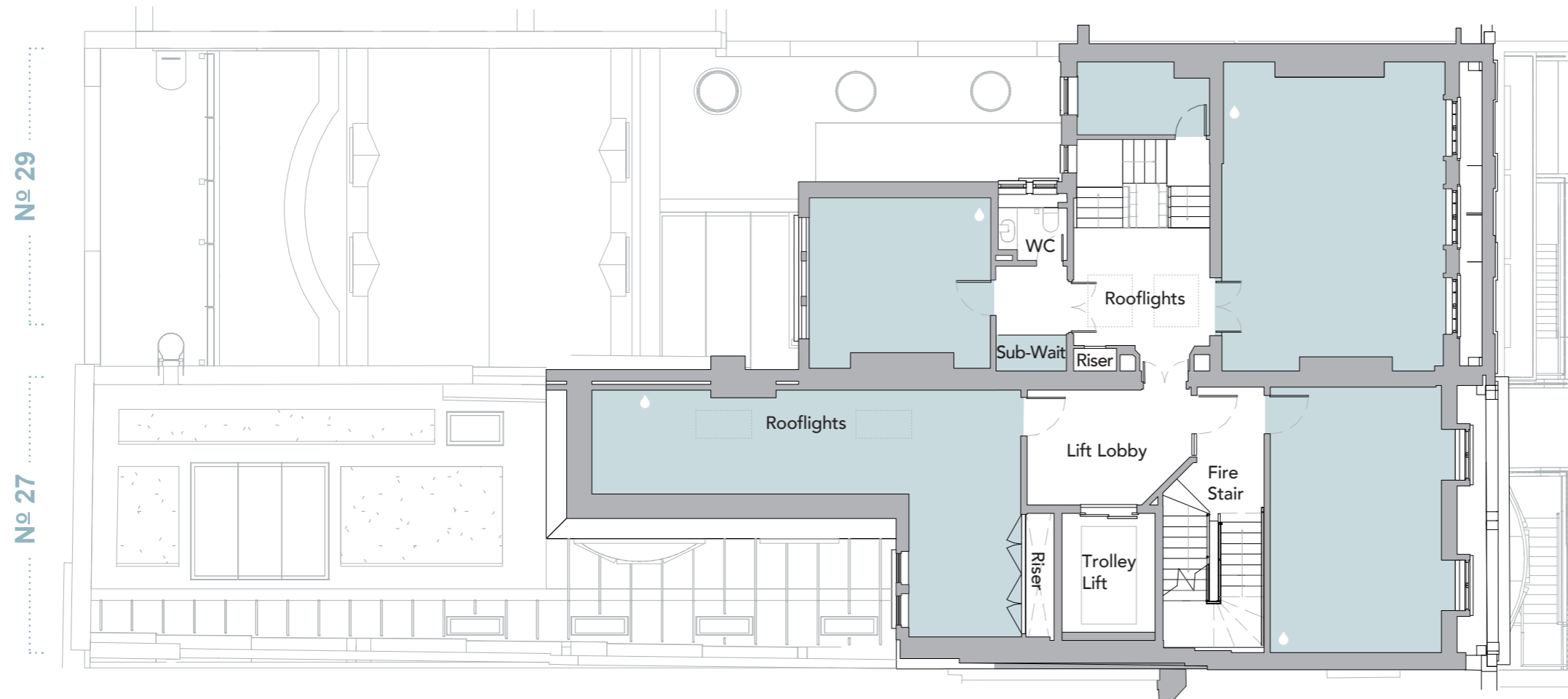
**Second Floor**  
1,449 sq ft / 134.60 sq m



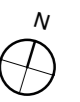




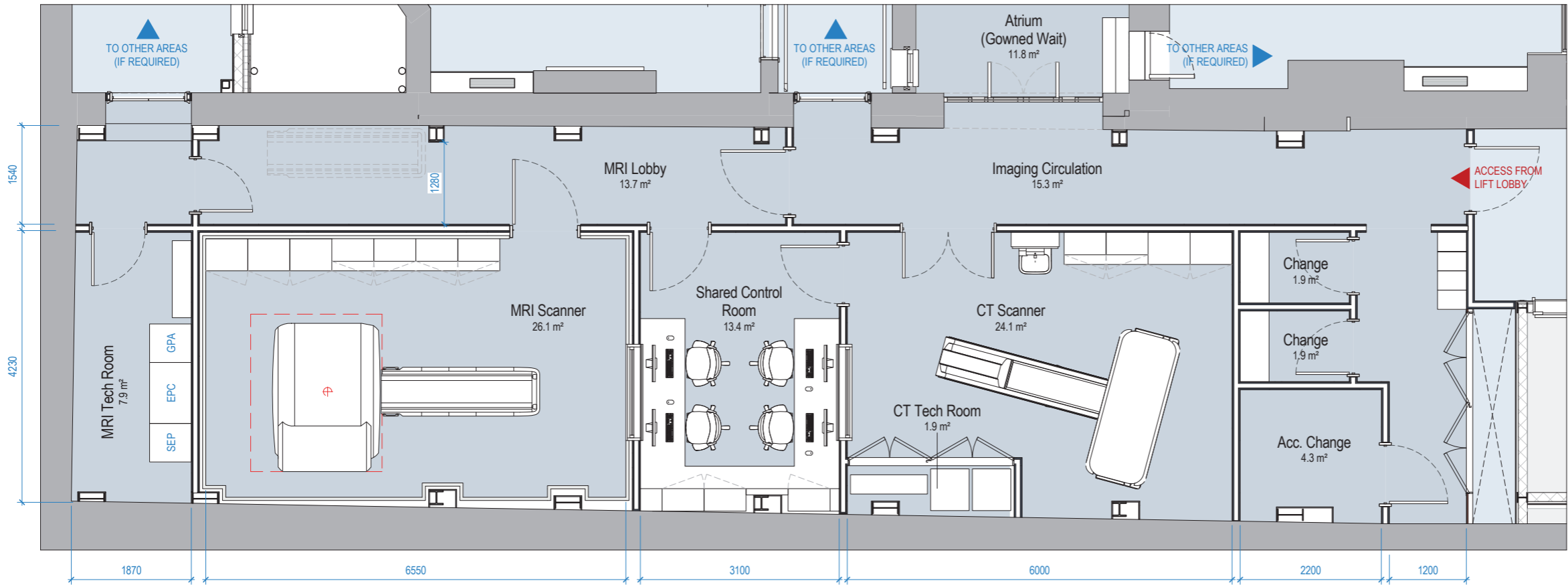
**Third Floor**  
1,474 sq ft / 136.90 sq m



**Fourth Floor**  
1,242 sq ft / 115.50 sq m

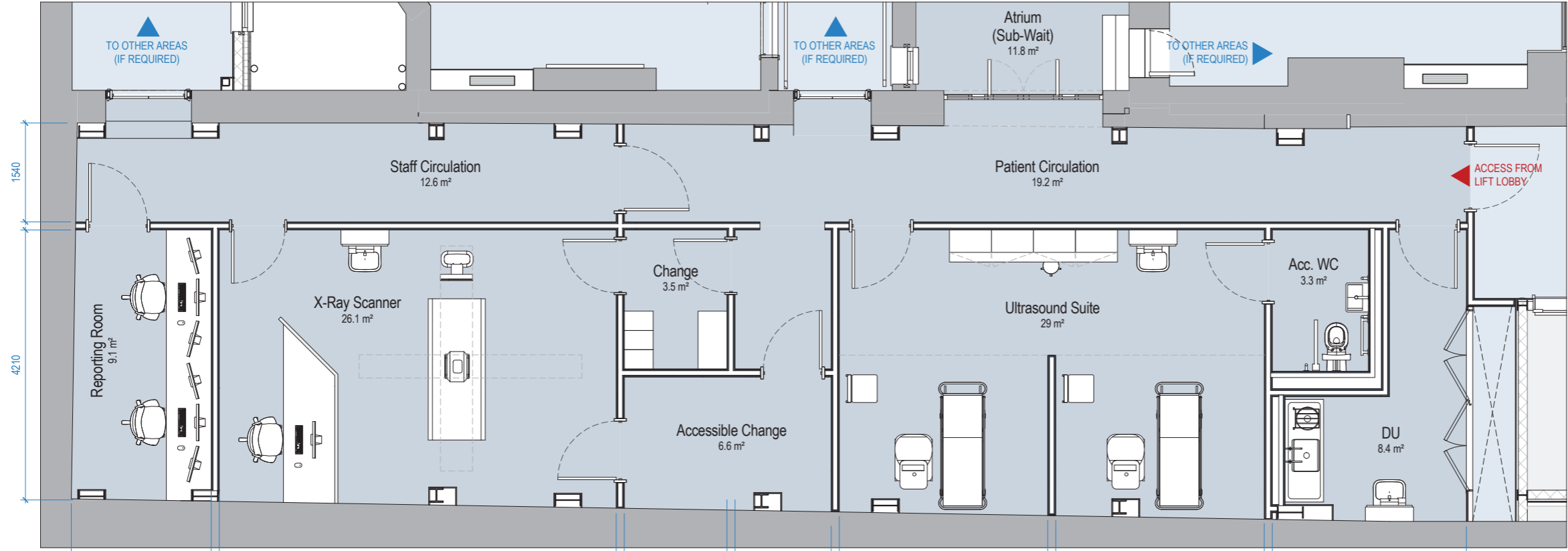


# Space Plans for Lower Ground 27 Harley Street



Option A: MRI & CT

1 SK51 Option A: MRI + CT  
1 : 50



Option B: X-Ray & Ultrasound

# Building Specification

## Structure

### Composition

The facility will be composed of two buildings: 29 Harley Street (29HS), listed and finished in a more traditional way and 27 Harley Street (27HS), a façade retention with a more contemporary look and structure.

The two buildings will be connected on every floor to allow use flexibility and guarantee alternative means of escape.

### Building Structure

29HS has a solid brickwork structure and a mix of concrete (flat roofs mainly) and timber floors.

In 27HS, the retained brick façade and party walls will be completed by new brick facing insulated masonry, while heavy duty pre-cast concrete (rear of the building, basement to first floor) and more traditional steel and timber (front of the building basement to fourth floor) will be used for the floors.

The proposed new lift shaft will be constructed out of concrete blockwork that will form a loadbearing structure to support the weight of the lift cart and associated equipment.

See attached drawings for live and permanent loading capacities.

### Floor Loadings

Floor loadings range from 3.0kN/m<sup>2</sup> – 37.50kN/m<sup>2</sup> at lower ground and on the uppers; the full detail can be provided upon request.

## Roof

In 29HS all existing roofs will be renewed and insulated (slates on the main roof, asphalt on the flat ones) and a new mansard extension clad in slates and lead will be created on the rear of the building.

In 27HS all pitched roofs will be treated traditionally (slated and lead) and a new flat green roof will be provided over the rear volume.

Multiple rooflights will be installed throughout the building, providing light to the ground floor circulation (29HS), ventilation to both stair cores, cover to the atrium in 29HS and a potential delivery entrance for large equipment kits (27HS)

### External Walls

All existing external walls will be cleaned, repaired and redecorated as necessary.

Flashing, rainwater pipes and any other external metalwork will be also repaired, repainted, and replaced with matching ones where required.

### Stairs and Core

In 29HS, the existing mahogany staircase will be retained, repaired, and enhanced by a multi-floor feature pendant.

In 27HS, a new building regulation compliant core will be provided, including a lobby, a lightweight stair and a trolley lift.

### Internal Walls

All new partitions will be formed using metal studs, plasterboard and acoustic insulation,

providing room-to-room noise reduction in compliance with HTM requirements.

### Ceilings

In 29HS the original lath and plaster ceilings will be generally retained and repaired, with just the basement and the fourth floor receiving new ones.

In the front of 27HS and where existing ceilings have not been retained (29HS), double ceilings will be provided, with the top ceiling (joist fixed FR plasterboard), providing fire rating to the horizontal structure and the bottom ceiling (MF) concealing services.

In the rear of 27HS, no suspended ceilings will be provided, and services will be left exposed to allow for an easier configuration of the future fitout.

Tiled ceilings will be installed in heavily services areas (e.g. Accessible WCs, IT room) to ease maintenance.

Ceiling heights vary greatly throughout the building, being quite generous on ground and first floor (3m or more) and a little bit more restricted on basement and upper floors (2.6/2.7m), especially where MF ceilings are provided (2.3m).

In the rear of 27HS, a clear height of min 3.3 (FFL to bottom of downstands) will be provided, allowing sufficient space to install RF cages or medical pendants.

## Services

### New Trolley Lift

1 x 26 person/1600kg single entry trolley-passenger lift with internal dimensions of 1400mm wide x 2400mm deep. Entrance, fully automatic single front opening with clear opening 1400mm wide x 2100mm high. The lift will serve all floors (LG-4th) and will have a rates speed of 1.00m/s. The drive type/control is gearless VVVF closed loop, BREEAM Edition 2018, energy efficient lighting, standby mode off-peak and idle periods.

**Lift car finishes:** Front entrance and internal walls to be back painted glass with white marble effect. Ceiling, white flat single panel with LED downlights and perimeter recessed lights. Car control station will be white back painted glass with black anodised stainless steel handrail to both side walls. Clear glass mirror to upper centre 1/3 width of wall panel (500mm wide). The floor will be white porcelain marble tiles with a 100mm perimeter of black porcelain marble tiles, fully sealed and waterproof.

### Disabled Access

A new entrance ramp will be provided in 27HS, allowing independent access to be building to every user.

The new lift, together with newly formed internal ramps between 27HS and 29HS will make the facility almost fully accessible, with just a few areas being mobility restricted due to dimensional limitations in the listed parts of the building.

### Electrical Services

New UKPN mains HV ring main unit and meter shall be provided to the building entering within No.27 at basement level, together with a private sub-station / transformer provided as a separate area.

An 800kVA (1200A) TPN Service is provided terminating at basement level within a main MCCB panel distribution board.

### Lighting

Low energy LED lighting with presence detection and light switch control will be installed throughout the building.

Emergency lighting provided throughout in accordance with Building Regulation requirements BS5266.

### Telecoms

Category 6 voice/data cabling and wall mounted outlets shall be provided throughout the building, cabling distributed via floor and ceiling voids.

### Audio Visual

A single aerial array and satellite dish is provided at roof. The AV distribution system terminates at the electrical riser for extension by tenant.

### Mechanical Services

A new 3 Pipe VRV heating and cooling system to all medical rooms utilising roof mounted condensers and internal floor mounted or ducted 'fan coil' units.

The front principal rooms will have natural ventilation via openable windows and vents. Elsewhere a system of mechanical ventilation ductwork is proposed.

The basement and ground floor principal rooms to the rear of the building are provided with mechanical ventilation, served from a packaged air handling unit at roof level.

The circulation spaces and communal WC facilities are heated via radiators served by the gas fired boilers located within the fifth-floor plantroom.

### Water

A 63mm mains cold water service is to be provided, terminating at basement level within the proposed plantroom. Boosted cold water to be provided via a packaged booster set located within the basement plantroom.

Hot water to be provided via centralised hot water storage located in the roof top plantroom, serving the WCs, WHB's, showers, kitchenette, and any future medical sinks.

### Capped services

Capped off services (water, drainage, and electricity) will be provided within each of the consulting rooms for the provision of medical sinks.

### Security & Fire Alarm

CCTV surveillance provided at the main entrance and front lightwell.

Audio access control panel provided at the main entrance doors, ground floor with receiving handset at reception and facility to extend to additional locations within the building.

Fire detection and alarm system provided throughout to BS5839, L1 category of detection.

## Plant

The cold-water services are located at lower ground level and comprise of cold water storage tank and booster pumps.

At fifth floor roof level the following plant is provided, external condensers for VRV heating/cooling 'air source' heat pump, air handling unit, gas fired boilers and hot water cylinder.

## Capped Services

Capped off services (water, drainage and electricity) will be provided within each of the consulting rooms for the provision of medical basins.

## WCs

All existing toilets in 29HS will be renewed, providing gender-specific toilets on the ground floor and unisex ones on second, third and fourth floor.

In 27HS new accessible toilets will be provided on ground and first floor.

## Staff Facilities

Dedicated staff toilet and shower facilities will be provided at basement level (29HS), nearby a space designated as a locker room (tenant fitout).

## Cycle storage

A designated space for bicycle storage has been identified on basement level (29HS) in a position easily accessible from the staff entrance in the lightwell.

The space is expected to fit approximately 16 bicycles (tenant fitout dependant)

## Envelope

### Front Vaults

All pavement vaults will be renewed to accommodate services, cleaners, bin and general-purpose storage.

### Plant Enclosure

Condensers, water tank and boiler room will be located on the top roof, while IT room, substation and transformer room will be on the front part of the basement in 27HS.

A new three-storey louvred enclosed plant decking will be provided on the rear courtyard of 29HS. The landlord's AHU will be located in the lower level of this space, while the top two decks will be left empty for tenant's use.

## Finishes

### 29 Harley Street

Existing finishes and decorative features in 29HS will be retained and refreshed to enhance the appearance of the listed building.

This will mean a mix of marble flooring (entrance and circulation) and light decorated parquet (front and rear room) with mahogany doors on the ground floor, light geometric parquet, and mahogany doors on the first floor and light timber / timber effect flooring and white doors on basement and upper floors.

The building also contains multiple listed features, such as original Edwardian fireplaces (all floors), Voysey joinery (first floor), mahogany stair (new carpet runners), cupboards and dumb waiter on the landing.

All walls will be repainted with neutral colours (grey and off white), to not compromise the tenant's branding.

### 27 Harley Street

The building will be finished to create a material/colour continuity with 29HS, but also characterised by more contemporary features, to create a distinction between more clinical spaces (expected to be located in the rear of 27HS) and consulting / counselling ones (expected to be located in 29HS).

To achieve the above, marble effect tiles will be provided on ground floor and timber effect vinyl on basement and upper floors.

The neutral palette will be carried over from 29HS, having off-white walls and grey doors.

Glazed doors /screens will also be abundantly used through the facility, to provide fire compartmentation without compromising the wayfinding.

### Stairs

The new stairs in 27HS will have solid timber treads, colour matched with the vinyl used on the landings.

### Doors

Original doors in 29HS will be retained, restored and fire upgraded as required.

New doors in 29HS will be panelled and designed to suit the traditional appearance of the building and to match the existing, where possible.

All new doors in 27HS will be full height, with a fixed top panel, flat surface and concealed door closers.

## Windows

Retained windows will be restored and thermally upgraded where possible.

All new windows will be in timber, generally sash, to suit the traditional appearance of the facades.

## Ironmongery

Existing original ironmongery will be retained and restored where possible.

In 29HS the new ironmongery will be traditional (knobs), generally in brass, to match the existing.

In 27HS the ironmongery will be in brushed steel and compliant with HTM and building regulations requirements (lever handles).

## WCs

With the exclusion of the ground floor toilets in 29HS (listed wall tiles to be retained), all new WCs will have tiled flooring, marble effect tiles up to dado height and dark green walls.

Sanitaryware will be high quality and compliant with healthcare regulations and

easy access to valves/cisterns will be provided via IPS or boxing integrated in mirrored joinery.

### Front Vaults

All vaults will be renewed, receiving new slab, drainage and being fully coated in Sika screed / render.

### EPC Rating

To be confirmed upon completion of the works, but B rating is currently forecast.

# The Professional Team

## Structural Engineer

### Fairhurst Ltd

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T: +44 (0)20 7828 8205  
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## Mechanical and Electrical Engineer

### Vector Design

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Stadhampton  
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W: vectordesign.co.uk

## Lift Consultant

### Vertica Consulting Ltd

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Collingtree  
Northampton, NN4 0NB  
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W: vertica-consulting.co.uk

## Lift Supplier

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