

N^o. 75

HARLEY STREET

MARYLEBONE W1

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Enviably located in the heart of the Harley Street Medical Area, 75 Harley Street is being extensively refurbished by The Howard de Walden Estate to provide eighteen D1 medical suites across lower ground to fourth floor.



75 Harley Street is made up of two Grade II listed buildings, 73 and 75 Harley Street, which are being substantially refurbished by The Howard de Walden Estate to provide a multi-tenanted D1 medical property, consisting of eighteen individual suites of between two to five consulting rooms.

Positioned in the centre of the Harley Street Medical Area (HSMA); a world class centre of medical excellence, the property is extremely well connected, being within walking distance to all major transport links and within reach of international airports and St Pancras Eurostar terminal.

AMENITIES

- Managed Reception
- Shared waiting room
- Fully integrated vertical lifting platform (DDA access at main entrance)
- 8 Person passenger lift
- LED lighting
- 3 Pipe VRV heating/cooling system
- Private UKPS substation with 400kVA (600A) transformer
- Cat 6 voice/data cabling
- Audio entry phone system
- Capped off services
- 4 x Accessible WC
- 9 x WC
- 1 x Shower & lockers (LG)
- 1 x Accessible shower (4th floor)
- CCTV surveillance (main entrance and front lightwell)
- BREEAM rating to achieve 'Very Good'
- 12 x secure cycle spaces
- Green roofs with double glazed roof lights
- Period features
- Courtyard areas (LG)
- Staff kitchen & break out area (1st floor mezzanine)



harleystreetmedicalarea.com



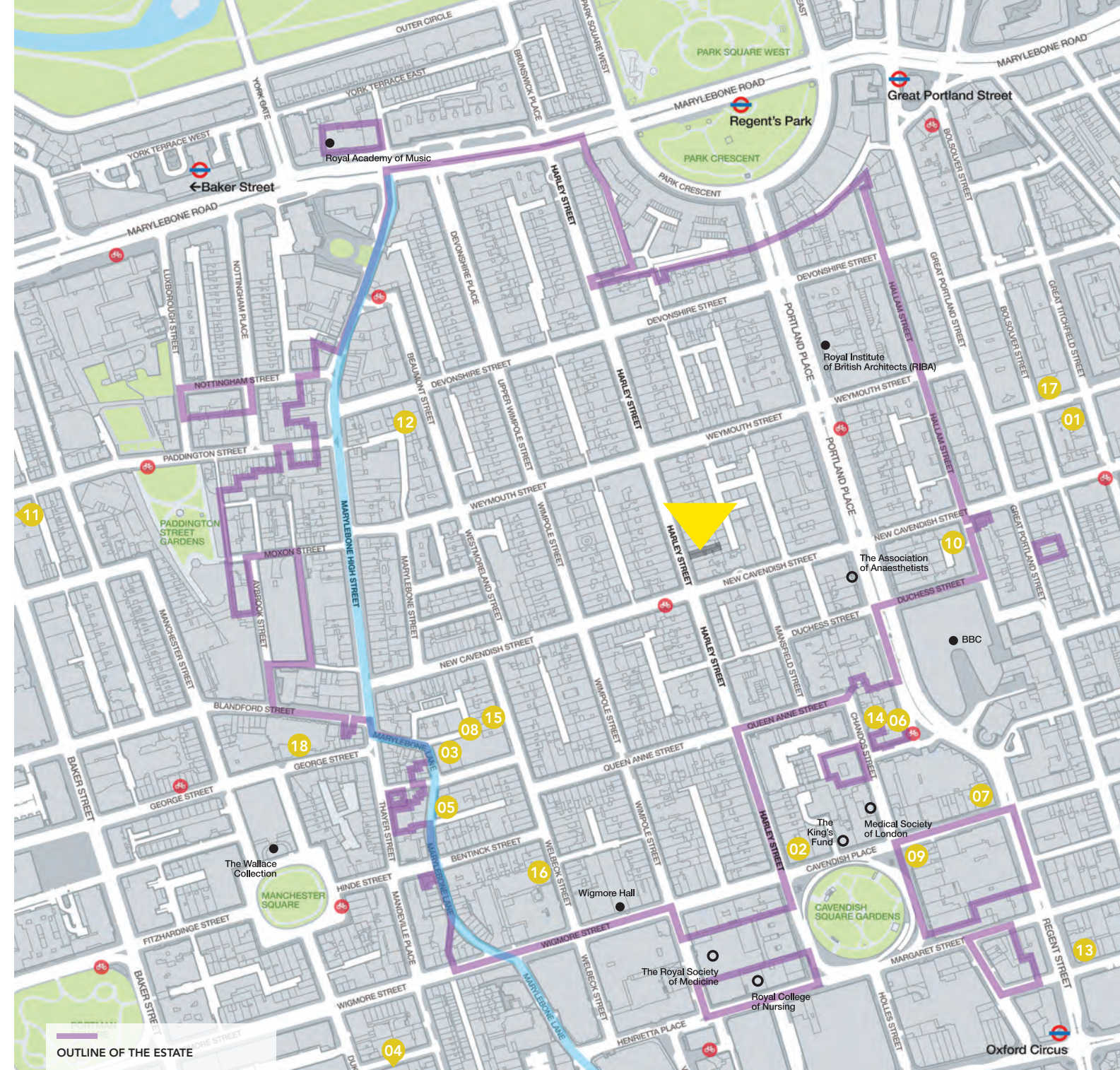
Harley Street Medical Area



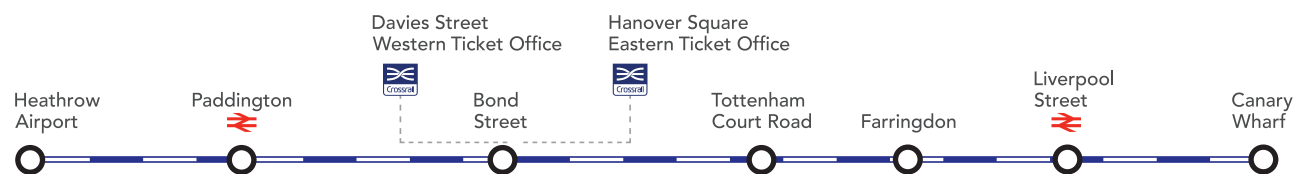
@HarleyStMedArea #HSMA



UNDERGROUND	UNDERGROUND	UNDERGROUND
BOND STREET	OXFORD CIRCUS	GREAT PORTLAND STREET
Paddington: 3 mins Waterloo: 5 mins Liverpool Street: 7 mins London Bridge: 8 mins Stratford: 15 mins Heathrow: 26 mins	Paddington: 8 mins Waterloo: 6 mins Liverpool Street: 10 mins London Bridge: 15 mins Stratford: 19 mins Heathrow: 33 mins	Paddington: 7 mins Waterloo: 16 mins Liverpool Street: 12 mins London Bridge: 18 mins Stratford: 22 mins Heathrow: 35 mins



CROSS RAIL



- By Bus**
 The following buses stop outside John Lewis, Oxford Street: 6, 8, 13, 15, 23, 73, 135, 137, 139 & 189.
- By Tube**
 The nearest tube stations are:
 - Bond Street
 - Oxford Circus
 - Great Portland Street
 - Regent's Park
- 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 AMENITIES

- | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Restaurants & Bars:
01 Riding House Café
02 Les 110 de Taillevent
03 108 Brasserie
04 Burger & Lobster
05 The Ivy Café
06 Roux at the Landau
07 The Wigmore | Health & Fitness:
08 Third Space
09 Barcore
10 Pure Gym
11 BXR
12 AMP Athletic
13 Yoga Fitness London | Hotels:
14 The Langham Hotel
15 The Marylebone Hotel
16 Holiday Inn
17 Grange Langham Court Hotel
18 Durrants Hotel |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|



SCHEDULE OF AREAS

	SQ. FT.	SQ. M.
LOWER GROUND		
Suite 1	1,624.84	150.95
Suite 2	814.40	75.66
GROUND FLOOR		
Suite 3	704.19	65.42
Suite 4	963.60	89.52
Suite 5	226.47	21.04
FIRST FLOOR		
Suite 6	818.38	76.03
Suite 7	1,011.81	94.00
Suite 8	371.36	34.50
Mezzanine (staff kitchen & break out area)	237.99	22.11

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

	SQ. FT.	SQ. M.
SECOND FLOOR		
Suite 10	482.12	44.79
Suite 11	709.89	65.95
Suite 12	903.74	83.96
THIRD FLOOR		
Suite 14	452.19	42.01
Suite 15	430.45	39.99
Suite 16	498.92	46.35
Suite 17	674.36	62.65
FOURTH FLOOR		
Suite 18	426.25	39.60
Suite 19	408.39	37.94
Suite 20	650.14	60.40

GROUND



FIRST FLOOR



LOWER GROUND



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MEZZANINE



Mezzanine

THIRD FLOOR



Suite 14 Suite 15 Suite 16 Suite 17

SECOND FLOOR



Suite 10 Suite 11 Suite 12



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

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FOURTH FLOOR



Suite 18 Suite 19 Suite 20



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

SPECIFICATION

STRUCTURE

Building

Both buildings have solid brickwork structure to the external elevations and to the party walls. The internal walls that support the floors and roof, are predominantly of masonry construction in No. 73 and timber construction in No. 75.

New openings in the party wall will be formed at all floor levels with new steels on pad stones.

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.

New rear extensions will be built at 1st floor level off the ground floor rear additions and will extend across the full width of both buildings. This will include the installation of new floor supports, external walls, roof structure and coverings. The structural alterations include forming new openings into the existing floors/ceilings at 1st floor to link the new space.

Roof

All existing pitched roofs will be stripped and insulated to current standards and then re-slatted with original slates plus additional new to match where required.

- New insulated hard core rolled lead roofs and box gutters to BS-EN 12588
- New green roofs to the rear 3 storey buildings
- New, flush, double glazed roof lights will be provided within the areas of green roof.

External Walls

Full external decorations, masonry repairs, cleaning etc is to be undertaken to the envelope to restore the building repairs to defective rainwater goods, balconies and flashings.

Stairs and Core

The original features and finishes will be retained and restored where possible or new similar ones will be laid to match and compliment.

Internal Walls

New partitions will be constructed with a mixture of metal stud plasterboard partitions and solid plaster finishes.

Ceilings

Existing ceilings to be retained and refurbished.

New ceilings to be British Gypsum Caseline MF ceilings with two layers of fireline board to give minimum one-hour fire protection to all offices and Isover acoustic insulation over. Metal clip ceilings may be incorporated in certain core areas to give access to above ceiling plant.

SERVICES

Passenger Lift

1 x 8 person/630kg dual entry passenger lift with internal dimensions of 1100mm side x 1400mm deep. Entrances with fully automatic horizontally sliding type with clear width of 900mm and side opening configuration. The lift will serve all floors providing access to people with disabilities to both buildings and will have a rates speed of 1.00 m/s.

Entrance: brushed stainless steel doors.

Car: Finishes to the lift are to be mixture of back painted glass, mirrors and satin stainless-steel control panels and rails. The Floor will be stone, ceramic or hardwood to match the existing building.

The lift will comply with BS EN 81-20/50, 28, 58, 70 and 73.

Disabled Access

Entrance step lift to be installed at the main entrance at No. 75 to provide step free access.

Electrical Services

New mains services shall be provided to the building entering at No.73 at basement level via the front vaults. A private sub-station and transformer will be provided served via a UKPN high voltage electricity supply.

A 400kVA (600A) TPN Service is proposed terminating at basement level.

Lighting

Low energy LED lighting with presence detection and solar control will be installed throughout the building except the plant space.

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.

Mechanical Services

A new 3 Pipe VRV heating and cooling system to all rear rooms utilising roof mounted condensers and internal wall mounted 'fan coil' units. The front principle rooms will have natural ventilation via openable windows and vents. Elsewhere a system of mechanical ventilation ductwork is proposed.

Water

A 25mm mains cold water service is to be provided, terminating at basement level within the proposed plantroom.

Hot water to be provided via centralised hot water storage at lower ground level serving the WCs, medical sinks, showers, kitchenette and any future tea points.

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

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.

WCs

New WC facilities including DDA compliant toilets are to be provided throughout the building. There will be a total of 13 WCs including 3 accessible WCs.

Disabled accessible unisex toilets are provided on lower ground, first and second floors. Standard unisex toilets are provided as follows, one on lower ground, two on ground, two on first, one on second, three on third and one on fourth floors.

Staff Facilities

Dedicated staff kitchenette and break out area provided on first floor mezzanine.

Cycle storage

12 secure cycle spaces provided at lower ground level within a front vault.

ENVELOPE

Front Vaults

The front pavement vaults to No. 73 are to be altered to accommodate a new private sub-station. The North pavement vault to No.75 houses a UKPN sub-station.

Bike storage, bin storage and incoming services are to be located within the South pavement vaults in No. 75.

Plant

The main mechanical services plant will be located at lower ground level and comprise electricity distribution equipment, cold water storage tank and booster pumps.

At fourth floor roof level, external condensers for VRV heating/cooling 'air source' heat pump will be located to the rear of No. 75. Additional external plant space will be positioned above the 4th floor main roof of No. 73.

FINISHES

Reception

Original floor finishes to the entrance hall reception and stair will be restored where possible, with new robust finishes in keeping with the style such as stone, tiles or hardwood. A new reception desk will be installed, which again will be in keeping with the building.

Stairs

Hartley and Tissier carpet runner, Herringbone Collection, colour, light grey

Walls

Ground floor be painted with colourDelux heritage emulsion to match Farrow and Ball Lamp Room Gray No. 88 with Delux satinwood skirtings.

Doors

Original doors will be retained and restored. New doors will be designed to either generally match the existing or be solid core hardwood veneered with matching solid edging and lippings. All frames and architraves will be solid hardwood to match. All doors will be fire rated as required with satin stainless-steel overhead closers, stainless steel, including lever handles, pull handles, push plates, kick plates and locks.

Windows

All existing timber windows are to be refurbished and upgraded and fitted with new brush seals to thermally upgrade.

New windows are a mixture of hardwood painted to match the existing and new PPC aluminium with glazed corners to the new dormers at the rear.

Ironmongery

Existing original ironmongery will be retained and restored where applicable. New ironmongery will be satin stainless steel generally, including lever handles, pull handles, push plates, kick plates and locks and all with suited keys.

Floors

All existing timber floors will have the existing timber boarding carefully removed to allow the floor to be levelled with timber firrings, as far as possible and have acoustic quilt fitted between the joists. The existing floor boarding will be re-laid and overlaid with a new ply T and G deck, made ready to receive floor finishes.

WCs

- Floor finishes, high quality ceramic tile
- Sanitaryware, high quality by Duravit or similar
- Full height hardwood veneered IPS panel system behind all WCs
- Wall mounted hand dryers

Accessible WCs as above with stainless steel grab rails all to fully comply with document M.

Front Vaults

Waterproof Sika render applied to vaults prior to painting.

Sustainability

The building is designed to achieve a BREEAM rating of Very Good.

EPC Rating

To be confirmed upon completion of the works.





MARYLEBONE

Whether you're working as a health professional or visiting as a patient, the Harley Street Medical Area and Marylebone have everything you need to make your time here as pleasant and relaxed as possible.

Marylebone offers a collective mix of office, medical, retail and residential properties, providing a dynamic and friendly community. The local amenities of Marylebone Village allow residents access to an array of restaurants, cafes and fashionable boutiques with hotels and fitness centres close by. Regents Park is a few minutes' walk with 395 acres of parkland to explore, with excellent sport and leisure facilities available.

The Howard de Walden Estate hosts several events throughout the year, which support the Marylebone Village community and a chosen charity. The Marylebone Summer Festival and the Marylebone Christmas Lights are two of the main events. The Howard de Walden Estate also works collaboratively with other organisations to help promote the area and local initiatives.

Marylebone Village

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ig Marylebonevillage

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**THE
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deWALDEN
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