

# THE HEART AND LUNG CENTRE

## MEDICAL CENTRE

SECOND TO FOURTH FLOORS AVAILABLE

1,464 SQ FT - 5,204 SQ FT

WITH COMFORT COOLING



### Location:

Located on the north side of Queen Anne Street close to its junction with Harley Street, the imposing building is moments away from Marylebone High Street.

Bond Street and Oxford Circus underground stations are within easy walking distance (Central, Jubilee, Bakerloo and Victoria Lines). Mainline stations at Marylebone, Paddington (Heathrow Express), Euston, Kings Cross and St. Pancras are also easily accessible.

### Description:

20 Queen Anne Street was extensively refurbished behind the existing façade to provide a total approximately 11,210 sq ft of comfort cooled offices in 2003. Following the Heart and Lung Centre's occupation, the building has been the subject of further high quality fit out works to provide an extremely well specified medical facility.

<b>Floor Areas:</b>	<b>Floor</b>	<b>Availability</b>	<b>Square Metres</b>	<b>Square Feet</b>
	Fourth Floor	Available	136.06	1,464
	Third Floor	Available	172.85	1,860
	Second Floor	Available	174.66	1,880
	First Floor	Let	171.72	1,848
	Ground Floor	Let	202.35	2,178
	Lower Ground	Let	165.24	1,778
	<b>Total</b>		<b>1,022.88</b>	<b>11,008</b>

- Amenities:**
- Eight person Passenger Lift
  - Fully fitted Kitchenettes
  - Comfort cooling
  - Shower facilities
  - Cat 5 Cabling
  - Gymnasium area
  - Video conferencing system
  - Male & Female WC's
  - Care Standard Commission approved

- Medical Facilities:**
- Clinical Trials
  - Day Care Surgery
  - Cardiac & Pulmonary Rehab.
  - Consulting Rooms

**Rent:** Upon application

**Viewing:** By appointment with the sole agents:

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**Particulars, floorplans and photographs may be viewed on our website:**

**[www.godfreyvaughan.co.uk](http://www.godfreyvaughan.co.uk)**

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