142-146
HARLEY STREET

Marylebone W1

A PRIME SELF CONTAINED, MEDICAL BUILDING

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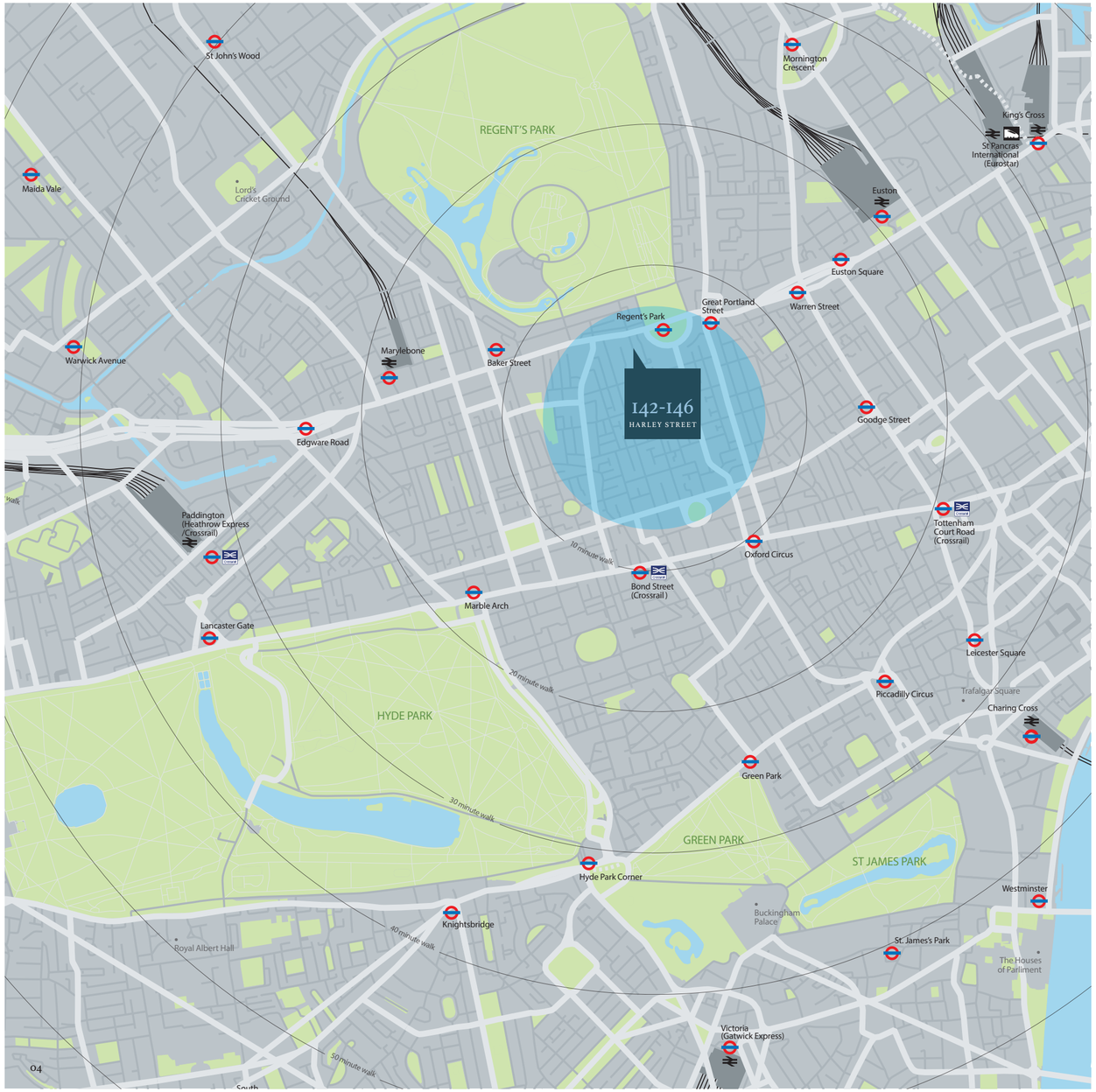

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THE LOCATION

142-146 Harley Street is located
at the heart of the Harley Street Medical Area

The Harley Street Medical Area is a world class centre of medical excellence located in the heart of central London and is home to over 5,000 practitioners', small clinics and full scale hospitals, covering over 200 medical specialists. It boasts the largest concentration of medical providers anywhere in the world who offer outstanding patient care through pioneering treatments and cutting edge medicine within state of the art facilities.

The Harley Street Medical Area sits within one of the world's most prosperous and well connected cities. It is within reach of several international airports, the St Pancras Eurostar terminal, numerous mainline stations, Crossrail system and the vast public transport network. There are very few places in the UK, or indeed the world that are quite so accessible to patients and staff.

HSMA
harleystreetmedicalarea.com

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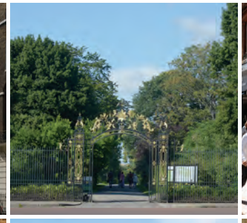
Harley Street Medical Area





The building is set within a fantastic location, Marylebone, which provides a dynamic, refreshing and well connected area to work and reside in. Marylebone Village offers a full range of amenities, from being a renowned retail destination with fashionable boutiques and specialist food and wine retailers to catering for your everyday needs with a Waitrose supermarket, farmers market, post office and an array of restaurants, cafes and hotels. Marylebone is also surrounded by green space with Paddington Street Gardens situated just off Marylebone High Street and Regent's Park (one of the eight Royal Parks in London) positioned just at the top of Harley Street, providing 395 acres of parkland to explore, enjoy and unwind in.

Marylebone Village
facebook.com/marylebone-village
@MaryleboneVllge
w: marylebonevillage.com

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THE BUILDING

142-146 Harley Street is currently undergoing a substantial refurbishment by The Howard de Walden Estate to provide a self-contained D1 Medical building of 15,655 sq ft (1,454 sq m) across lower ground to 4th floor. The property consists of three buildings; 142, 144 and 146 Harley Street and includes the mews buildings at the rear on Park Crescent Mews West, which will provide staff facilities, ancillary space and bike storage.

The buildings are being sympathetically refurbished to provide a single property while simultaneously embracing the modern amenities required to facilitate a medical occupier. A new integrated vertical lifting platform is to be installed to enable disabled access as well as the installation of a new trolley lift and a new 6 person passenger lift. A new substation with 500kVA transformer, VRV heating/cooling system, LED lighting, video entry door system and fibre optic are a few examples of the provisions that will be available in the building.

The interconnectivity of all three buildings allows for a fantastic opportunity for a medical provider to occupy a prestigious and substantial Grade II listed building that lies within the centre of the Harley Street Medical Area.

Interesting Fact: Lionel Logue, who was King George VI speech therapist and who helped him overcome his stammer, practiced from 146 Harley Street from 1926 to 1952. The building has been honoured with a green plaque by Westminster Council as a lasting tribute to Lionel's work and outstanding commitment to his profession.

- Fully integrated vertical lifting platform at main entrance (DDA access)
- 1 x New trolley lift (serving all floors to main building except 1st floor of 142 & 144 Harley Street)
- 1 x New 6 person passenger lift (serving LG, ground, 3rd Floor and half landings on 1st & 2nd floor)
- LED lighting
- 2 Pipe VRV heat/cooling system
- Cat 6 voice/data cabling
- New incoming fibre optic telecom service cableways (for future tenant provision)
- Video entry control system
- Intruder alarm system
- Occupational density: 1 person per 10m²
- New integral UKPS substation with 500kVA transformer
- TREND BEMS (Building Energy Management System)
- 6 x WCs (3x GRD, 1x 2nd, 1x 3rd, 1x 4th)
- 3 x ACC. WCs (LG, GRD, 4th)
- 18 No. secure cycle spaces
- Staff facilities; 2 x female showers, 2 x male showers, changing facilities, 3 x WCs, kitchenette, office accommodation
- Cleaners store (3rd & 4th floor)

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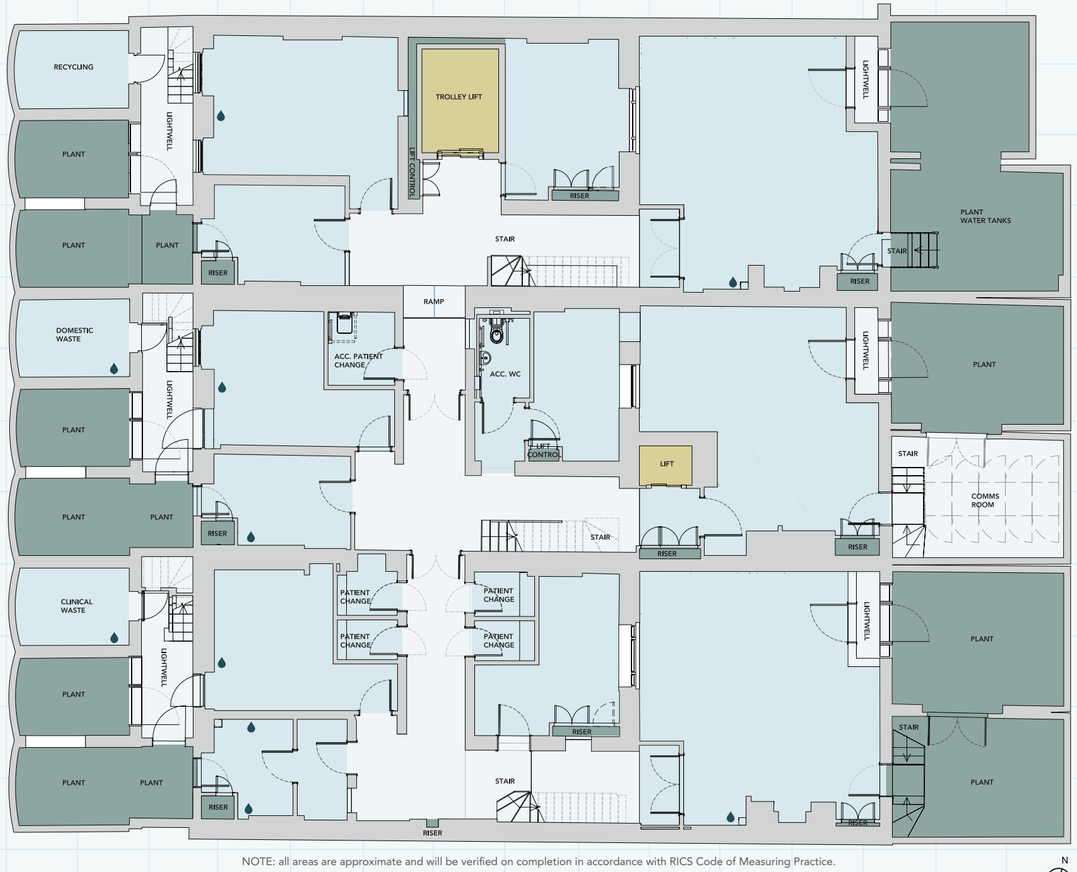
SCHEDULE OF AREAS

	Sq Ft	Sq M
Fourth Floor	1,587	147
Third Floor	2,088	194
Second Floor	2,084	194
First Floor	3,224	299
Ground Floor	2,595	241
Lower Ground Floor	4,077	379
Total	**15,655**	**1,454**

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

BASEMENT

4,077 Sq Ft / 379 Sq M



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

Medical | Core | Lift | Plant | Capped off water, drainage & electricity for hand basins

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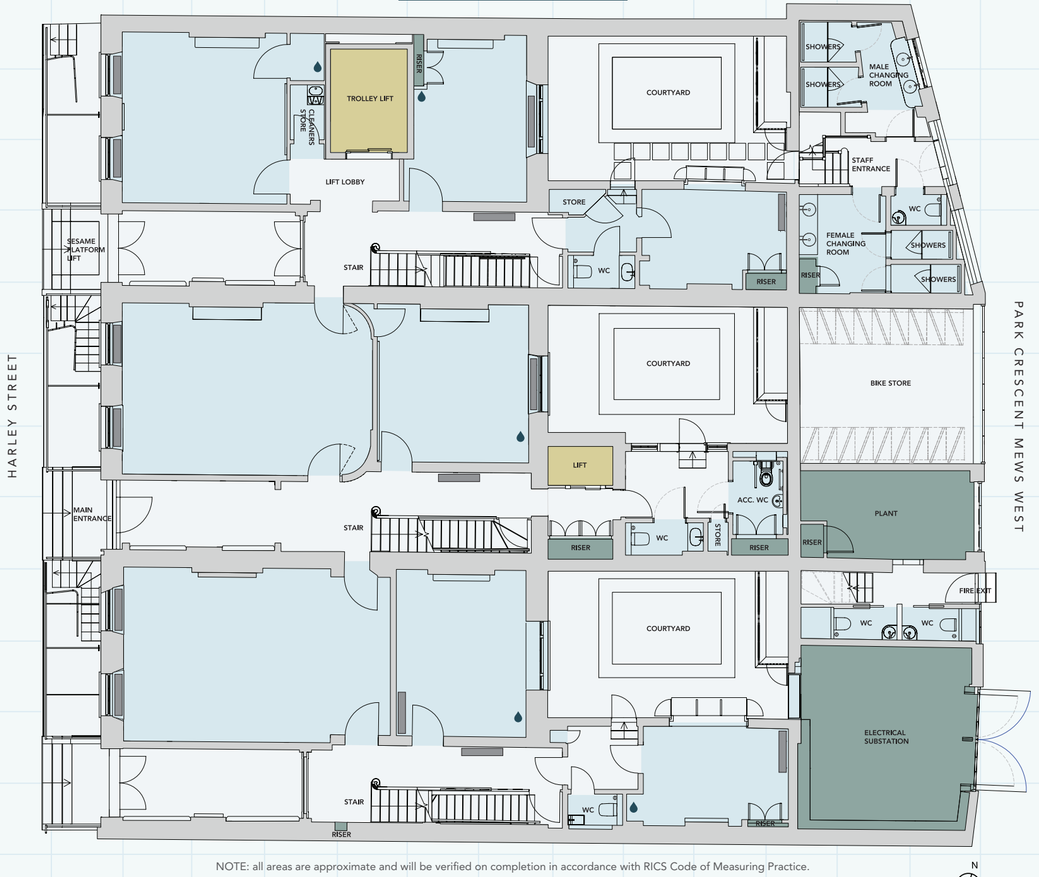
GROUND

2,595 Sq Ft / 241 Sq M



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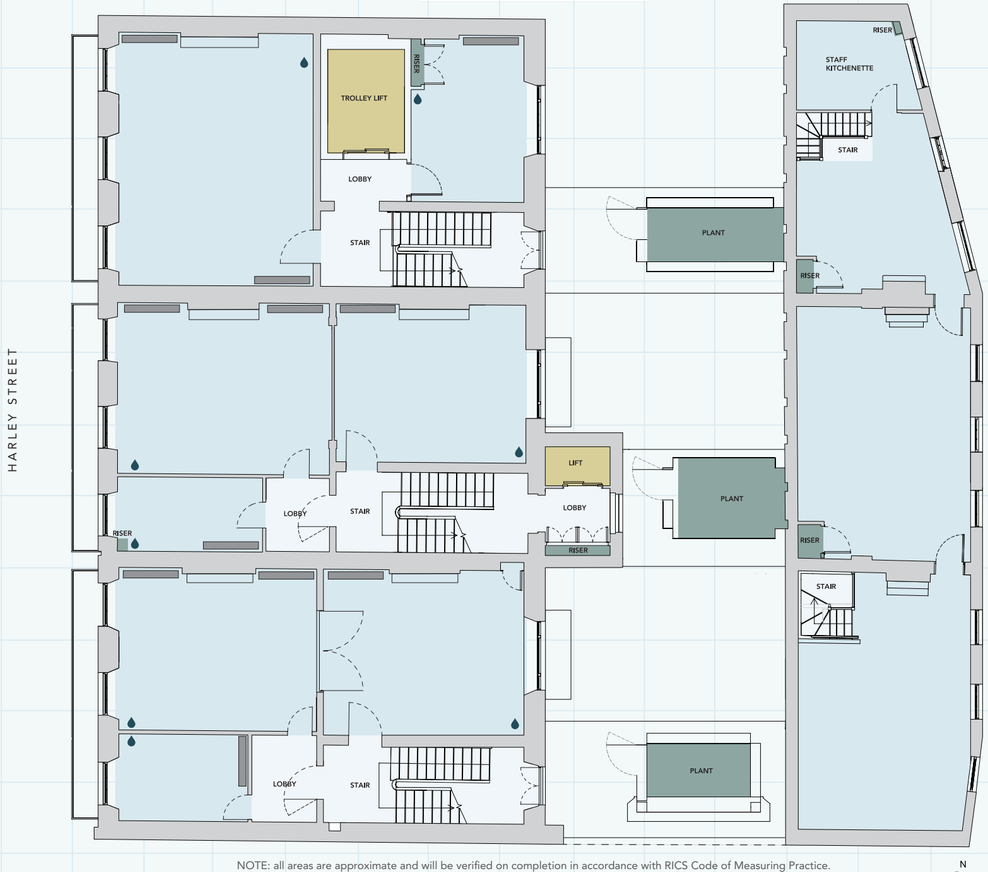
FIRST

3,224 Sq Ft / 299 Sq M



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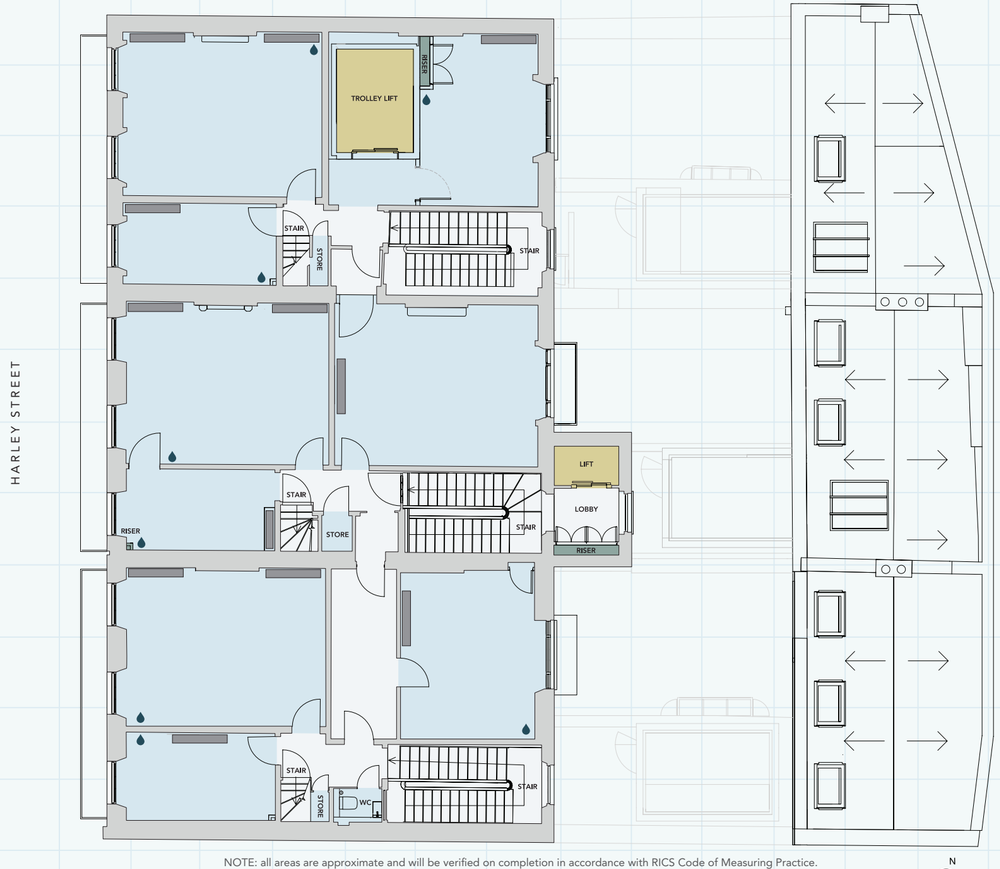
SECOND

2,084 Sq Ft / 194 Sq M



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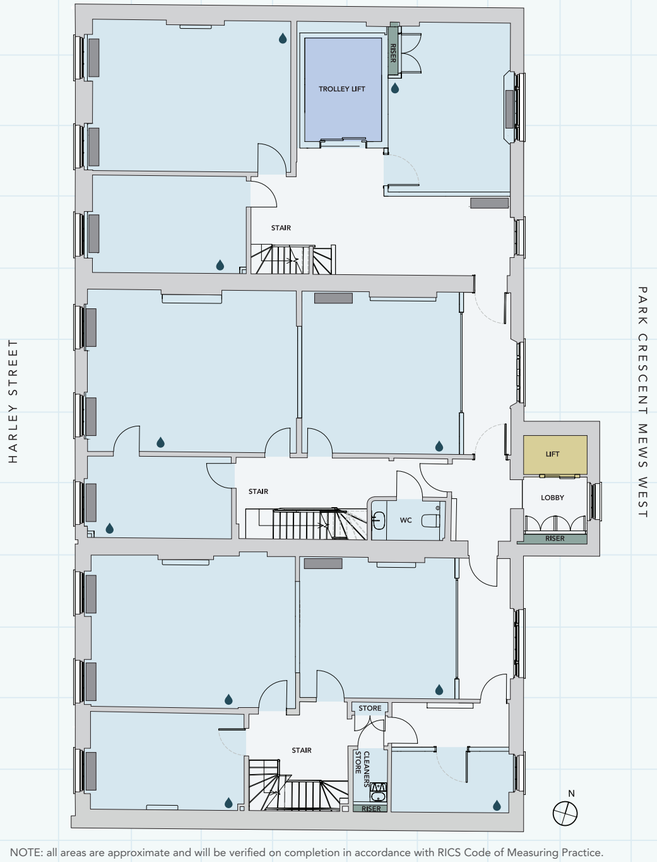
THIRD

2,088 Sq Ft / 194 Sq M



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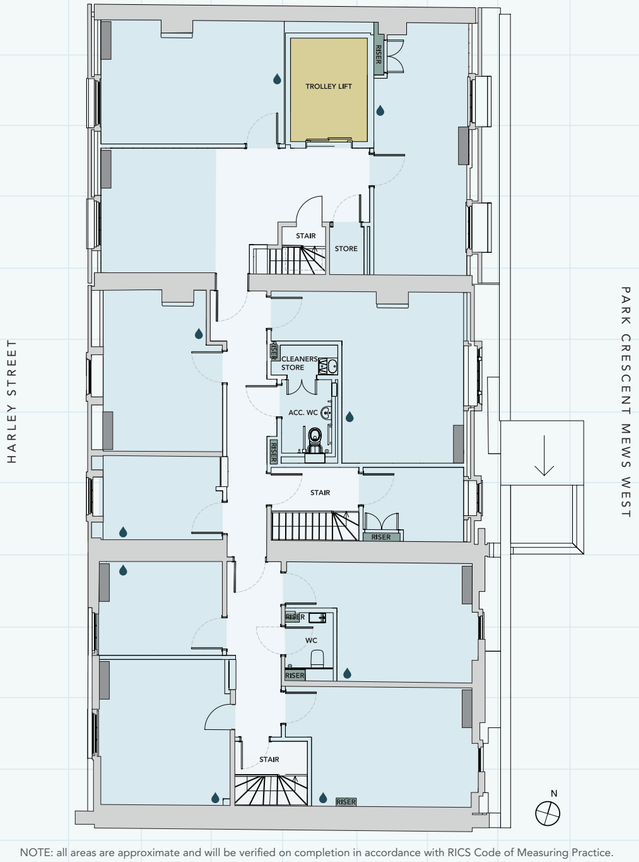
FOURTH

1,587 Sq Ft / 147 Sq M



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SPECIFICATION

Accommodation	**Occupancy Density**	1 person per 10m².
Ceiling Heights	**Lower Ground**	2300 mm Finished Floor Level to ceiling 2650-2700 mm Finished Floor Level to soffit
	Ground	3770-3840 mm Finished Floor Level to existing ceiling (main buildings) 2100-2200 mm Finished Floor Level to suspended ceiling (link buildings) 2300-2500 mm Finished Floor Level to suspended ceiling (mews)
Floor Loadings	**First Floor**	3790-3950 mm Finished Floor Level to existing ceiling (main buildings) 2100 mm Finished Floor Level to suspended ceiling (mews) 3410 mm Max height of sloping ceiling (mews)
	Second Floor	2980-3110 mm Finished Floor Level to existing ceiling
	Third Floor	2250-2350 mm Finished Floor Level to existing ceiling 2100 mm Finished Floor Level to suspended ceiling
	Fourth Floor	2050-2850 mm Finished Floor Level to suspended ceiling 1500-3200 mm Finished Floor Level to sloping

Offices at or below ground level 3.0 + 1.2 kN/m²
Office other than above 2.5 + 1.2 kN/ m²

Existing floors adequate for pervious use (consulting rooms & residential).
Site survey may be required for significantly increased loads.

Structure

Building Structure

New underpinning to rear of the property where basement slab is lowered. Existing structural brick walls retained with new lintels where required. Steel structure for new floors and new lift shaft with non-loadbearing blockwork in-between.

Roof

Main buildings and mews: existing timber structure retained with additional steel and timber supports. New steel structure to main roof where plant wells are created.

Flat roof; courtyards and link buildings: new steel structure with timber joists in-between. Lift overruns: timber joists.

Staircase

Basement: stone stair on steel supports.
Ground to second floor: stone cantilevered stairs.
Third to fourth floor and mews: timber stairs.

Removable planters

Located in the roofs of basement diagnostics space, planters can be lifted up by a crane (built-in lifting hooks on planters) to provide delivery access for large equipment.

Services

Lifts

1 x (21 person/1600kg) Trolley/Stretcher lift operating at 1.0m/s serving all floors of the main buildings except first floor of 142 & 144 Harley Street.

Trolley/stretcher lift, HTM 08-02 & 05-03e compliant: for carrying a patient on a trolley (dimensions: 800 mm by 2375 mm), on a stretcher or an empty extended standard hospital bed, together with the necessary staff and equipment.

1 x (6 person/450kg) motor room-less passenger lift operating at 1.0m/s providing access to lower ground, ground, 3rd floor and half landings for 1st & 2nd floor.

Passenger lift, HTM 08-02 & 05-03e compliant: a lift primarily used to carry general passenger traffic, including standing passengers and passengers using mobility aids such as wheelchairs.

Lighting

LED lighting installed throughout the building except the plant and shell space.

Emergency lighting in accordance with BS5266.

Low level wall mounted lights in front lightwell for maintenance access. Wall mounted lights in the courtyard lightwells for maintenance access only. Concealed low level lighting to perimeter of removable planters to allow staff access to courtyards. Lights above entrance doors to first floor plant enclosures for maintenance access only.

Telecoms

Category 6 voice/data wiring to offices (perimeter wall mounted outlets and floor boxes)

New incoming fibre optic telecom service cableways (ducts only for future tenants' service provision)

Electrical Services

NEW integral UKPS substation with 500kVA (700A) transformer, three phase electricity supply.

Separate secondary 100A three phase electricity supply for Trolley Lift.

Air Conditioning & Environmental Control

Internal design conditions 23°C+/-2°C (summer), 21°C+/-2°C (winter)

2 Pipe VRV heat/cooling system is provided to all main rooms on ground to fourth floor and first floor mews.

The system is designed to accommodate an occupancy of 1 person per 10m² in addition to equipment/lighting cooling loads of 25W/m².

Local electric low surface temperature heaters in corridors and WCs adjacent to external envelope. Basement and circulation areas are heated only.

Basement, WCs, showers, change rooms and two internal rooms on third floor have mechanical ventilation with heat recovery and fresh air delivered at 6 air changes per hour. Other rooms are naturally ventilated with openable windows.

Shell space is not ventilated with services capped off for future provision.

Cooling to comms room (external condensers within roof plant well.

Control System

The building will have a TREND BEMS (Building Energy Management System).

Security

Intruder alarm system.
Video entry control system to the main entrance doors, linked to a received station at reception.

WCs
A total of 12 WCs are provided, including 3 disabled WCs.
Disabled accessible unisex toilets are provided to lower ground, ground and fourth floor. Standard unisex toilets are distributed as follows, one to each of second, third and fourth floors with three to ground floor of main building and a further three to ground floor of mews building.

Staff Facilities
Separate staff facilities provided on ground and first floor, access via the mews. Two female showers and two male showers both with changing facilities and access to a shared WC on ground floor. Kitchenette and office accommodation on 1st floor.

Cycle storage
18 secure cycle racks provided at ground level, access via the mews.

Cleaners Store
Dedicated facilities provided at third and fourth floor.

Disabled Access
Hidden step vertical lifting platform providing step free access from pavement to ground floor operating at 0.15m/s located at the main building entrance.
No level access at the mews.

Envelope

General
Building to be fully compliant with Building Regulations including Part L2B 'Conservation of fuel and power in existing building other than dwellings' with dispensations for Listed Buildings where applicable.

Courtyards
Removable planters have bench seat to perimeter and indirect lighting. Surface finish is pebbles with square stone pavers creating staff pathway between the mews and the main buildings.

Steps to Harley Street
Stone tiles replaced with new Portland stone. Steps at 146 Harley Street house a sesame lift.

External Walls
Elevations retained as existing: London stock brick walls and timber single glazed sash windows. Only mews elevations to Park Crescent Mews West are altered from original, although they retain the character of London stock brick, timber panelled garage doors and timber single glazed windows (both sash and casement). Thermal performance of external walls is retained as existing.

Roof
Main buildings and mews: Existing slate roof covering is replaced with new to match the existing. Thermal performance is improved by installing insulation in-between rafters and insulated plasterboard to underside of rafter.

Flat roof (Link buildings): Kemper System liquid applied waterproofing (Kemperol 2K-PUR) installed on ply board.

Flat roof (Courtyards): ABG Geosynthetics drained roof system with pebbles.

Plant:
Plant space split between roof plant wells, first floor plant enclosures, ground floor of the mews and the vaults.

Vibrations
External condensers located in purpose built plant enclosures at first floor and roof plant wells utilising appropriate anti-vibration mounts.

Insulation Values
New elements meet Building Regulations requirements, existing elements retain 'as existing' values.

Internal Walls

Fabric
Retained existing walls and partitions: Plaster patch-repaired, lining paper applied prior to painting.

New partitions: Insulated metal stud with double layer of plasterboard. Acoustic rating RW = 58dB.

Lift shaft wall: Blockwork and fire lined.

Waterproofing render to basement walls.

Finishes

Walls
Existing walls lined with paper and painted, new walls painted over dry-lining. All WCs and staff change facilities have fully tiled walls.

Doors
Painted solid timber panelled doors. Retained existing or new to match.

Basement doors: Painted solid core timber flush doors.

Vision panels to circulation doors in basement.

Generally, architraves, linings and stops made of solid timber and matching existing. Door heights vary per floor. Fire rating upgrade to retained doors where required with intumescent paint.

Glazed screens:
Clear, double glazed acoustic panel partition system with silicone joints.

Ironmongery:
Solid brass ironmongery with matt black nickel finish, of contemporary design suitable for historic buildings. Brushed stainless steel ironmongery to basement, accessible WCs and the mews. Concealed closers to front of house doors. Brushed stainless steel grab rails and drop-down rails in accessible WCs and accessible change room. Concealed hinges to all joinery doors.

Special polished brass ironmongery to ground floor front doors.

Floors:
Ground and first floor rooms: solid timber parquet flooring.
Second to fourth floor rooms: Engineered timber planks.
Circulation areas, first to fourth floor: Broadloom carpet.
Circulation areas in ground floor of the main buildings: marble tile.
Lower ground areas: sheet vinyl flooring.
Lower ground areas with lowered slab: raised metal flooring.
WCs, and ground floor circulation area in the mews: Porcelain tiles.
Admin areas in the mews: Broadloom carpet.

Ceilings:
Existing plaster ceilings repaired and painted with surface mounted pendent lighting. New suspended plasterboard ceilings painted with recessed downlights. Modular suspended tile ceiling Ecophon Access C in basement and fourth floor circulation areas. Insulated plasterboard to sloping ceilings in the top floors and plasterboard bulkheads with coffer details to conceal lighting.

Stairs
Main stone stairs: stone repaired, sealed and border painted white. Carpet runner and satin nickel stair rods. Metal balusters painted white. Timber handrail varnished natural mahogany.

Upper floors timber satin: broadloom carpet to full stair outline. Timber railings painted. Glazed skylights above.

Lower ground stairs: stone exposed and supported on exposed steel structure with feature lighting behind. Existing metal railings painted.

Mews timber stairs: broadloom carpet to full stair outline. Timber railings painted.

Lifts
Back painted glass panelling to walls and full height mirror strips. Ceiling with incorporated lights to perimeter. Black brushed stainless steel entrance doors and control panels. Timber architraves to lift lobby side.

Porcelain tiled floor in passenger lift and vinyl floor in trolley/stretcher lift.

Vaults & plant rooms
Painted concrete flooring and walls. Fire lining to soffit in plant rooms and painted soffit in the vaults. Waterproofing render applied to vaults prior to painting.

Shell space
(Lower ground)
Painted walls and fire lining to ceiling. No floor finish.

EPC Rating
To be confirmed upon completion of the building.

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THE PROFESSIONAL TEAM

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