
PROFESSIONAL SERVICES

RESIDENTIAL SERVICES

COMMERCIAL SERVICES

SINCE 1901
DavisBROWN
CHARTERED SURVEYORS
COMMERCIAL SERVICES

No. 1 Margaret Street, London W1W 8RB

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4th Floor Office Suite 925 sq ft (NIA) To Let



40 Great Portland Street
London, W1

£50.00 psf (£46,250 exclusive)

Your attention is drawn to the important notice overleaf Davis Brown is a trading name of Davis Brown Limited,
Registered in England and Wales, Company No.3604654. Registered office: 1 Margaret Street, London, W1W 8RB. Vat Reg No. 722 2905 56

Please call us on: (44) 020 7637 1066

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This property is prominently located on the eastern side of Great Portland Street at the junction with Little Portland Street. Oxford Circus Underground Station is within a few minutes walking distance. The entrance to the office is on Little Portland Street.

The accommodation comprises the entire fourth floor of 925 sq ft (NIA) arranged as a large open plan area with a separate meeting room which would be ideal for recruitment companies, showroom tenants or Directors office and a kitchenette area. There are shared WC's on the ½ landing

AMENITIES

- Wood effect flooring
- Separate meeting room/Directors office
- Kitchenette
- Excellent Natural Light
- Central Heating
- Passenger Lift
- Entryphone System

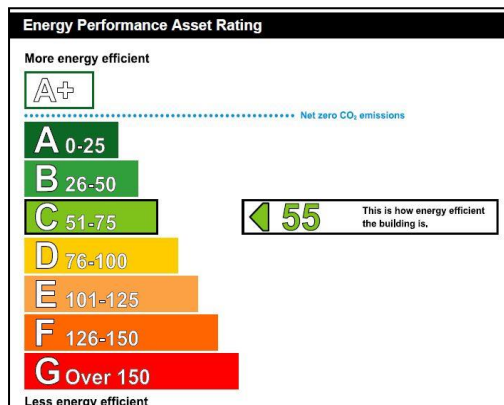
LEASE

A new FRI lease for a term by arrangement is available direct from the Landlord and is to be contracted outside the Landlord and Tenant Act.

RENT

£46,250 pa exclusive (£50.00 psf)

EPC



SERVICE CHARGE

Service Charge is estimated at £6,517.00 pa

MANAGEMENT FEES

5% of the yearly rental and service charge plus VAT

BUSINESS RATES

We are advised that the rates payable are £18,118 for the year 2018/2019. We would advise you to check this with the local authority.

LEGAL COSTS

Each Party to be responsible for their own legal fees

POSSESSION

Upon completion of all legal formalities

VIEWING

Strictly by appointment with the sole agents, Davis Brown

CONTACTS

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