

YALDING HOUSE

152-156 GREAT PORTLAND STREET

FITZROVIA **W1**

4TH FLOOR – 4,390 SQ FT

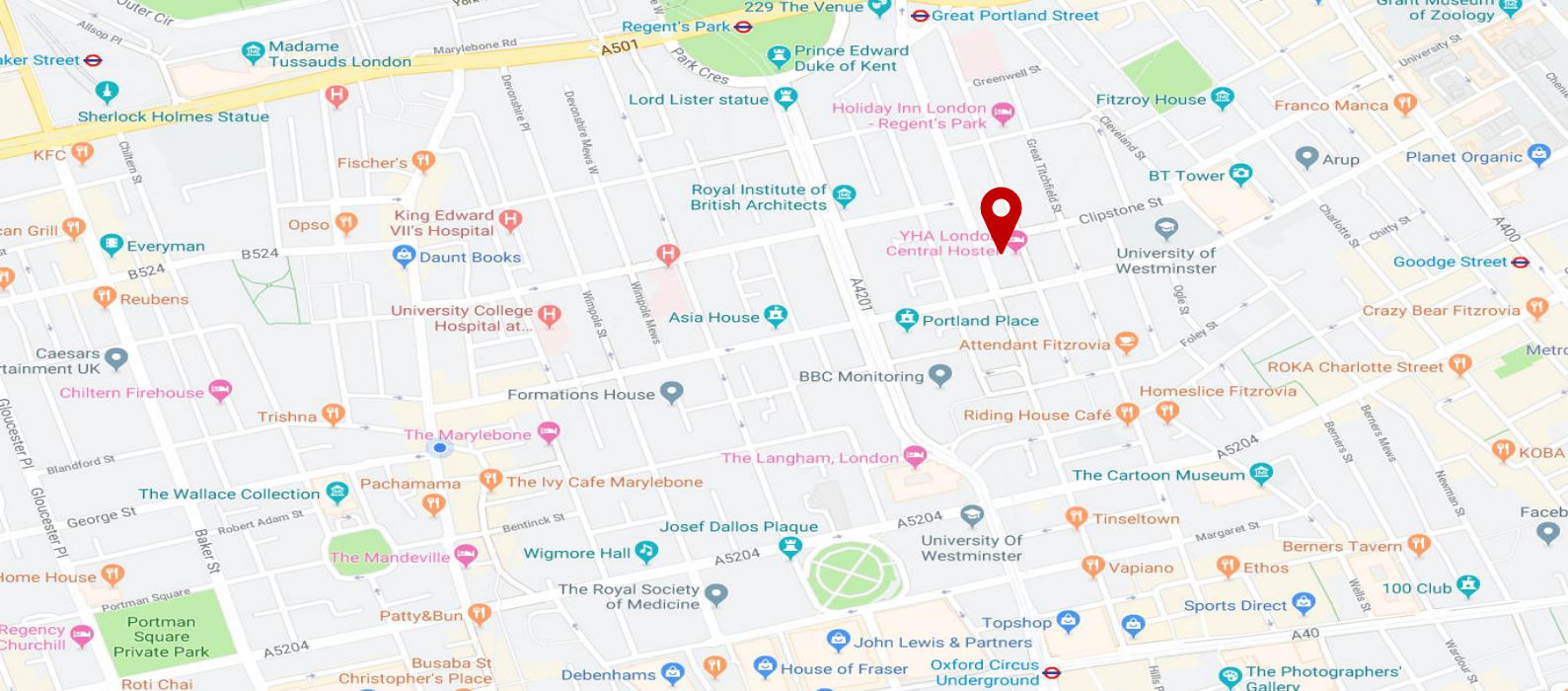
EDWARD CHARLES
& PARTNERS **W1**
CHARTERED SURVEYORS



FITTED OFFICES AVAILABLE

Yalding House is an attractive period building prominently located in the heart of Fitzrovia, benefitting from the amenities the area has to offer including retail, restaurants, hotels, and bars. The building was extensively refurbished in 2016 by British Land and designed by Buckley Gray Yeoman. The space is available fitted (excluding furniture) benefits from additional building amenities such as high-quality showers, cycle storage and commissionaire.

Commissionaire	Full access raised floors	Impressive Reception
LED Lighting	Fitted (excluding furniture)	Exposed air conditioning



LOCATION

The building is located on the eastern side of the street on the corner with Clipstone Street.

TRANSPORT

Great Portland Street Underground station (3 min walk)
Hammersmith & City / Central lines.

Oxford Circus Underground station (6 min walk)
Bakerloo / Central / Victoria lines.

FLOOR	SIZE (SQ FT)	RENT (PSF)	RATES (PSF)	SC (PSF)	AVAILABILITY
4th	4,390	£76.80	£35.21	£11.58	Available
Total	4,390	£76.80	C.£35.21	C.£11.58	—

TENURE Leasehold

EPC TBC

LEASE Assignment of an existing lease until 6th March 2027, subject to a tenant only break clause on 6th March 2022. If the break is not exercised then there will be an upwards only rent review and the tenant shall benefit from an additional 6 months' rent free. The lease is contracted outside the security of tenure provisions of the Landlord and Tenant Act, 1954.

VIEWING

Strictly by appointment through sole letting agents:

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