

BRIGHT FIRST FLOOR FITZROVIA OFFICE TO LET
38 GREAT PORTLAND STREET, FITZROVIA, LONDON, W1W
8QY
825 SQ. FT.



LOCATION

The premises is located on the corner of Great Portland Street and Little Portland Street. The property is situated within walking distance to Oxford Circus Underground Station (Bakerloo, Victoria and Central) and within a short distance of local amenities and restaurants along Market Place and Oxford Street.

GOOGLE MAPS - [LINK](#)

DESCRIPTION

This bright 1st floor office can be accessed via both a passenger lift as well as a communal staircase. The office overlooks Great Portland Street and benefits from natural light from 2 sides, a large meeting room, open plan accommodation, carpet, double glazed windows, passenger lift, a tea point and communal WC's.

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act is available direct from the landlord for a term to be agreed.

RENT

£43,500 per annum exclusive

SERVICE CHARGE

Upon application

EPC

Available on request.

BUSINESS RATES

Local Authority: Westminster

Current rateable value: £36,250

Interested parties are advised to make their own enquires.

POSSESSION

Vacant possession is available in September 2019

LEGAL COSTS

Each party is to be responsible for their own legal costs.

AMENITIES

- Passenger lift
- Natural light from two sides
- Entry Phone System
- Carpeted throughout
- Double glazed windows
- Tea point
- Wall mounted radiators
- Perimeter trunking
- Communal WC
- Large meeting room

Floor	m ²	ft ²
1 st Floor	76.64	825

VIEWINGS:

Through Robert Irving Burns.

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