



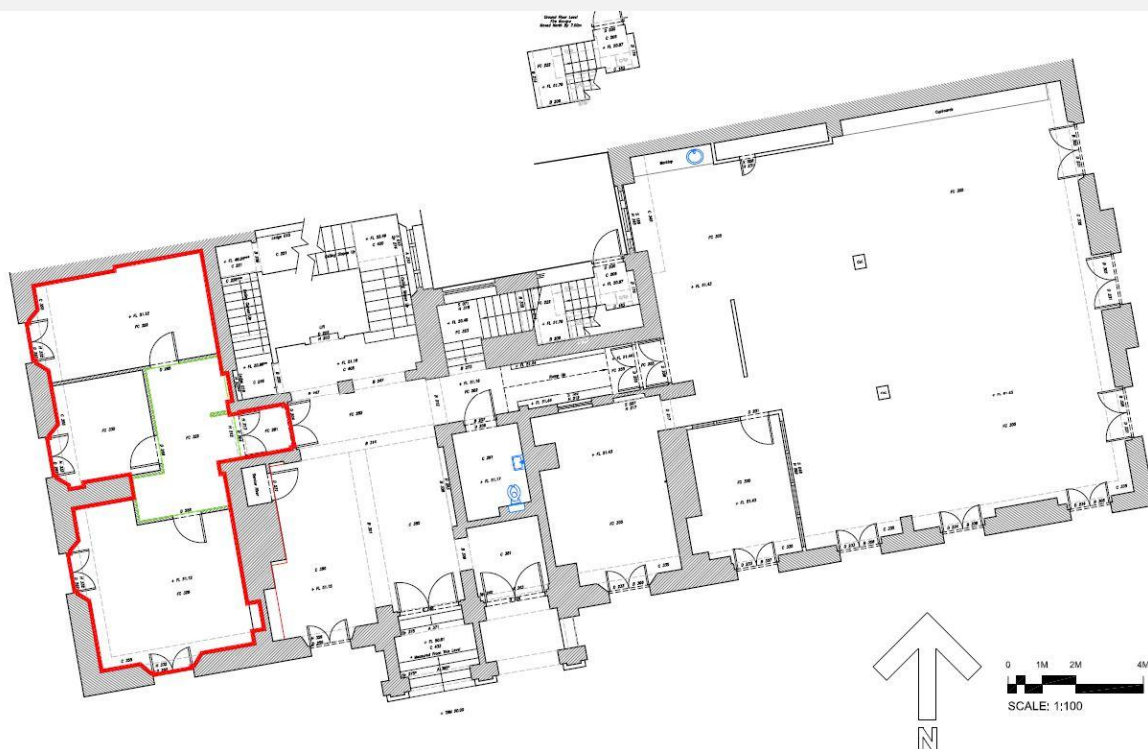
1/1A Portland Place

Marylebone

London, W1

Ground Floor West, B1 Office
621 sq ft / 57.6 sq m

THE
HOWARD
de**WALDEN**
ESTATE



This property is located on Portland Place. The office floor is due to undergo a refurbishment to provide cellular office accommodation. The reception and common parts are currently undergoing a refurbishment.

RENT
TBC

SERVICE CHARGE
£9,000 p.a approx.

RATES 2020/21
£14,952 p.a approx.

LEGAL COSTS
Each party is responsible for their own legal costs throughout.

AMENITIES

- Commissionaire
- 24-hour access
- New LED lighting
- Shared WCs
- New data and power cabling
- New Comfort cooling
- Entry phone system
- Bike storage
- Excellent natural light
- Shared shower facilities

ENQUIRIES

Richard North
Emma Fayers
Sarah Walsh
Shivani Kalia

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**AWAITING
EPC**



Interested parties are advised to make their own enquiries with the local authority. Please note this building is VAT elected.

REF: 11503-80854

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