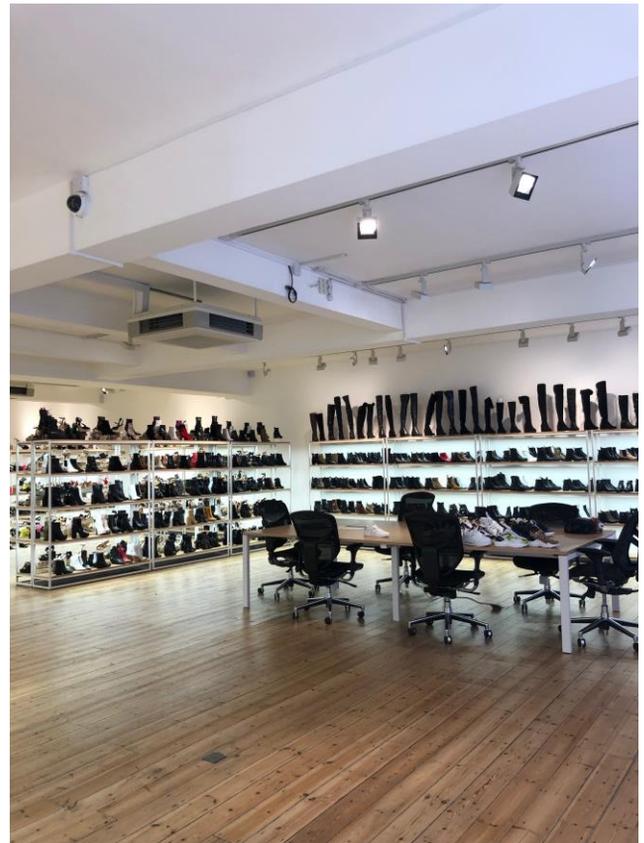


TO LET**BRIGHT SELF-CONTAINED GROUND FLOOR
SHOWROOM/OFFICE****3-4A LITTLE PORTLAND STREET, LONDON, W1W 7JB****2,340 SQ. FT. (217.39 SQ. M.)****LOCATION**

The property is situated on the north side of Little Portland Street, between Great Portland Street and Great Titchfield Street. Communications are excellent with Oxford Circus Underground Station close by as are the numerous restaurants and shopping facilities that the area has to offer.

GOOGLE MAPS**[LINK](#)**



DESCRIPTION

This bright self-contained bright ground floor showroom provides an open plan format with an additional rear office and kitchenette, located in the heart of Fitzrovia.

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

RENT

£152,0000 per annum exclusive.

EPC

Available on request.

BUSINESS RATES

Local Authority: Westminster

Rateable Value:

Ground Floor Centre: £137,000

Ground Floor Rear: £5,400

Interested parties are advised to make their own enquires.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

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

FLOOR AREA

Floor	m ²	ft ²
Ground Floor	217.39	2,340

AMENITIES

- Excellent Natural Light
- Dial Entry System
- Window Frontage x 3: 2.58m
- Max. Floor to Ceiling Height: 3.12m
- Min. Floor to Ceiling Height: 2.69m
- Roller Shutters
- Air Conditioned Units (Not Tested)
- Modern Spot Lights
- Timber Floors
- Carpeted Office (Rear)
- Communal WCs
- Electrical Sockets
- Central Heating (Rear)
- Kitchenette (Rear)

VIEWINGS

Strictly through Robert Irving Burns.

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BEHALF OF



THE LANGHAM ESTATE