

**BRIGHT FOURTH FLOOR PREMISES TO LET IN
FITZROVIA 50 GREAT PORTLAND STREET, LONDON,
W1W 7ND
310 SQ.FT.**



LOCATION

The property is situated on the east side of Great Portland Street, south of Mortimer Street. It is within close proximity to both Oxford Street and Market Place and its trendy café scene. Transport facilities are excellent with Oxford Circus underground station being within easy walking distance.

GOOGLE MAPS

[Link](#)

DESCRIPTION

This bright open plan fourth floor suite benefits from central heating, wood flooring, perimeter trunking, 2-way entrance, communal toilets, excellent natural light, excellent transport links, 24 hours access and entry phone system.

Floor plan available upon request.

LEASE

A new Full Repairing & Insuring Lease is available for a term by arrangement, outside the Landlord & Tenant Act 1954.

RENT

£17,050 pa exclusive.

SERVICE CHARGE

£7,732 pa / £24.94 psf.

BUSINESS RATES

Local Authority: Westminster

Current Rateable Value: £13,500.

Payable: £6,480 / £20.90 psf.

Interested parties are advised to make their own enquires.

EPC

Available on request.

LEGAL COSTS

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

POSSESSION

Upon completion of legal formalities

FLOOR AREA

Floor	m ²	ft ²	Rent (per annum exclusive)
4th	216.46	310	£17,050

AMENITIES

- Open Plan Suite
- Central Heating
- Wood Flooring
- Perimeter Trunking
- Passenger Lift
- Good Floor to Ceiling Height
- Communal WCs
- Excellent Transport Links
- 24 Hour Access
- Entry Phone

NB: An additional 300 sq.ft is available on the 3rd Floor.

VIEWINGS

Through Robert Irving Burns :

George Cook

Tel: 020 7927 0624

Email : george.cook@rib.co.uk

Archie Ayrton - Grime

Tel: 020 7927 0636

Email: archie@rib.co.uk

INSTRUCTED ON BEHALF OF


THE LANGHAM ESTATE