

BRIGHT 2nd FLOOR OFFICE TO LET 9 LITTLE PORTLAND STREET, FITZROVIA, W1W 7JF

455 SQ. FT.



LOCATION

The premises is situated on the East side of Margaret Street between the junction at Mortimer Street and Great Portland Street. Oxford Circus Underground Station (Bakerloo, Victoria and Central) is short walk away (0.2 miles). The property is within close proximity to a number of food and drink establishments including; Mapa, Market Place Bar, Vapiano, The Cock Tavern, The Great Thai Grab & Go, The Social.

GOOGLE MAPS - [LINK](#)

DESCRIPTION

This 2nd floor open plan office comprising of 455 sq. ft. benefitting from excellent natural light from windows on two sides, modern strip lighting, wood laminate flooring, entry phone system and high ceilings.

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

£26,162.50

SERVICE CHARGE

£18.92 PSF

EPC

Available on request.

BUSINESS RATES

Local Authority: Westminster

Current Rateable Value: £16,331

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
2 nd Floor	41.8	450

AMENITIES

- Modern Strip Lighting
- Excellent Natural Light
- Open Plan
- Perimeter Trunking
- Communal W/C
- Wall Mounted Radiator
- High Ceilings



VIEWINGS:

Through Robert Irving Burns.

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