

TO BE REFURBISHED

ICONIC LONDON OFFICE TO RENT

305 GREAT PORTLAND STREET, LONDON W1



4,368 sq. ft.

ROB

LOCATION

The premises boasts fantastic connectivity being uniquely located directly above Great Portland Street Underground Station (Metropolitan, Hammersmith & City and Circle line) at the junction of Great Portland Street and Euston Road. The area benefits from a number of retail occupiers, namely Tesco Express, Pret a Manger, The Albany Pub, Pizza Express and Peyton and Byrne.

DESCRIPTION

This iconic 360 degree office is situated on the first floor above London's historic Great Portland Street Underground Station. The space offers fantastic natural light from all sides and is due to undergo a refurbishment to a modern standard. The property is self contained and accessed via a separate doorway next to the underground's easterly exit.

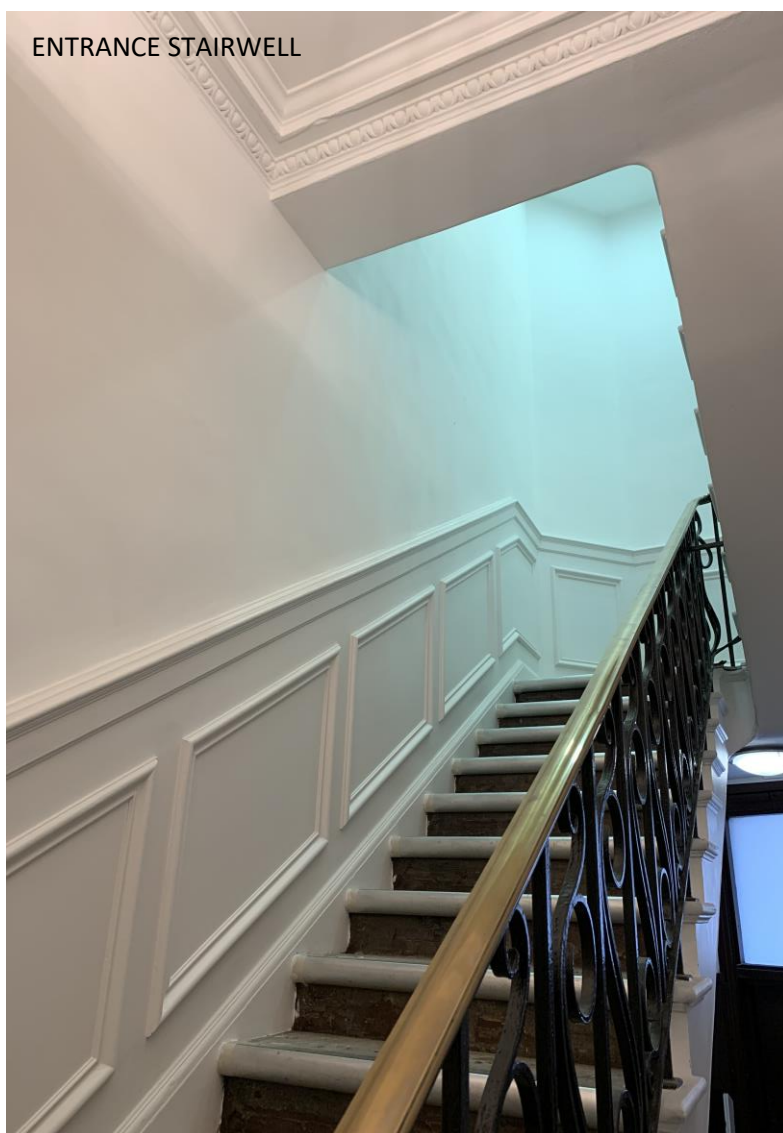
AMENITIES

- Excellent Natural Light
- Reception Area
- Impressive Staircase
- W/Cs & Shower Facilities
- Staff Kitchen & Breakout Area
- Part Open Plan Accommodation
- Air Conditioning
- Carpet
- Raised Flooring
- Suspended Ceiling
- Intercom System
- Double Aspect Natural Light
- Basement Storage (Ideal for Comms Room & Bike Storage)

QUOTING RENT

Price upon application.

ENTRANCE STAIRWELL

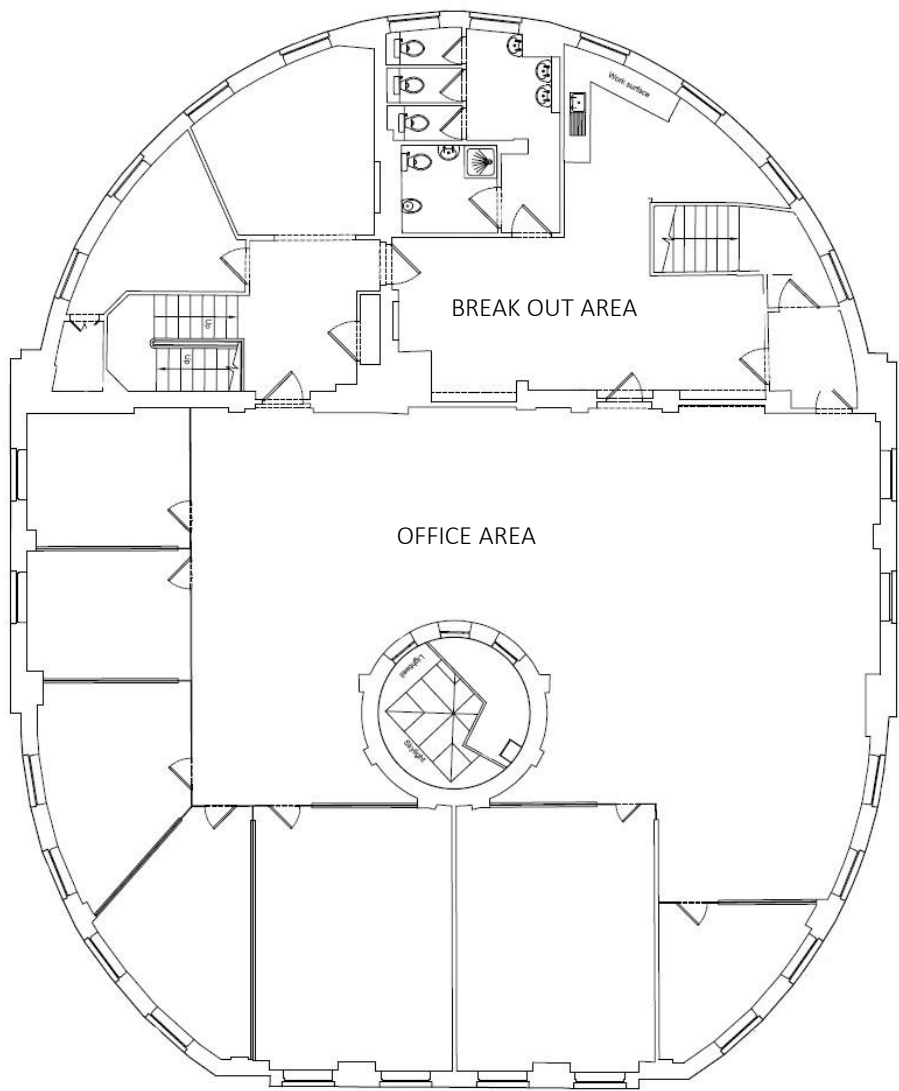




LATE REFURBISHMENT PHOTOS



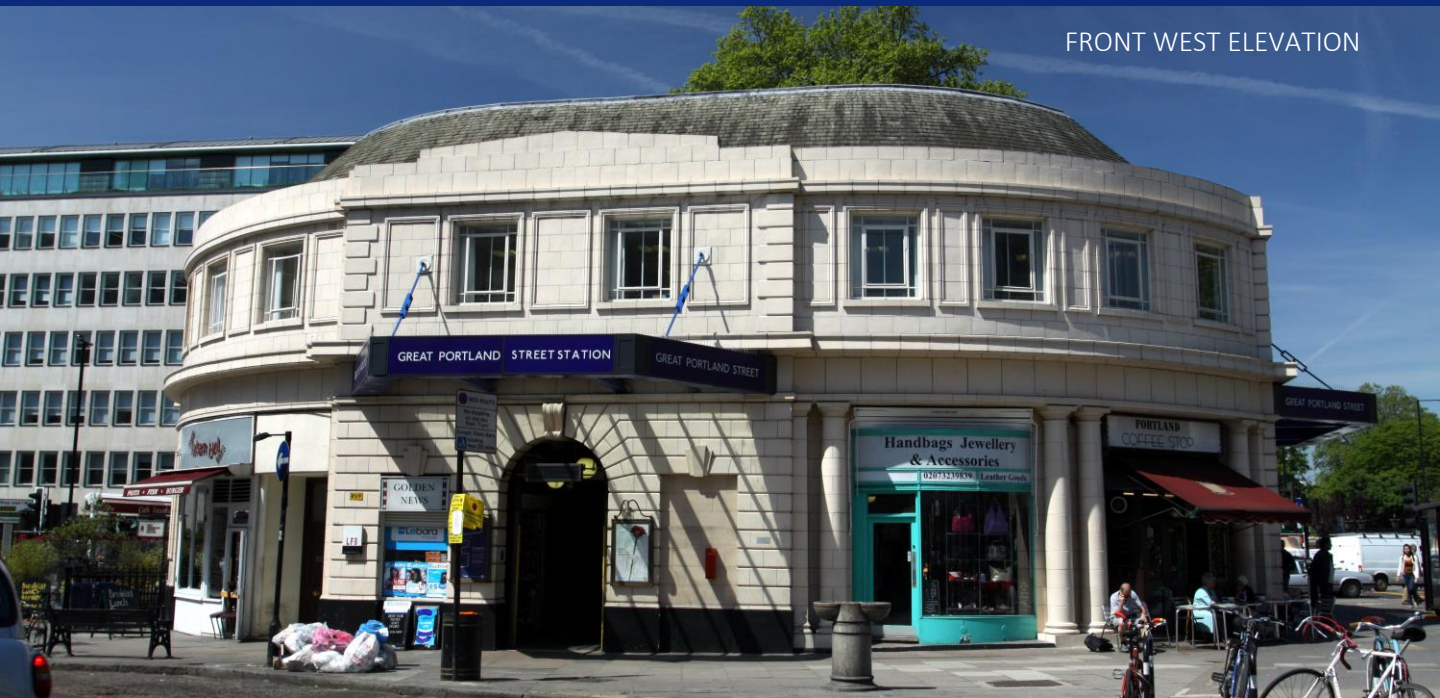
FIRST FLOOR PLAN – CURRENT CONFIGURATION



AVAILABLE AREAS

Floor	m ²	ft ²
Lower Ground Floor	55.38	598
First Floor Office	350.24	3770
Total	441.47	4,368

FRONT WEST ELEVATION



EPC

Available upon request.

POSSESSION

Upon completion of legal formalities.

LEASE

A new effective full repairing & insuring lease is available direct from the landlord for a term to be agreed.

BUSINESS RATES

Local Authority: Westminster City

Interested parties are advised to make their own enquires.

LEGAL COSTS

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

VIEWINGS

Strictly through Robert Irving Burns. For further information please contact:

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