

# ICONIC LONDON OFFICE TO RENT

305 GREAT PORTLAND STREET, LONDON W1

4,368 Sq. Ft. (405.80 Sq. M.)

[CLICK  
FOR  
3D TOUR](#)

**ROB**  
Robert Irving Burns



## 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.

Main Office Floor

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WCs & Shower Facilities



Kitchen Area



1st Floor Reception



Basement/Wet Room Facilities





Main Entrance



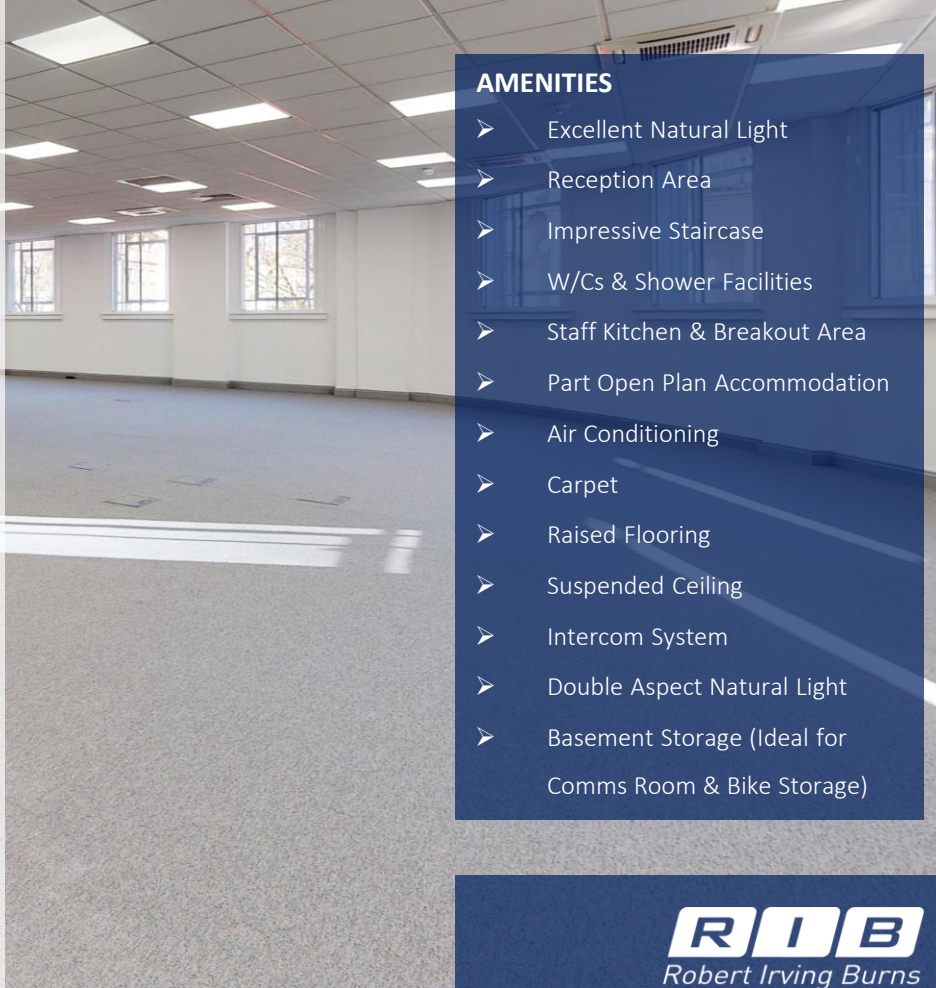


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First Floor Plan – Current Configuration

### Available Areas

Floor	m <sup>2</sup>	ft <sup>2</sup>
Lower Ground Floor	55.38	598
First Floor Office	350.24	3770
<b>Total</b>	<b>441.47</b>	<b>4,368</b>



- #### 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)



## LEASE

A new effective Full Repairing and Insuring lease is available direct from the landlord for a term to be agreed.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

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

## BUSINESS RATES

Local Authority:

Westminster

Interested parties are advised to make their own enquires.

## EPC

### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

49

This is how energy efficient the building is.

Net zero CO<sub>2</sub> emissions

## Financials

Area	Fitzrovia
Size (sq. ft.)	4,368
Quoting Rent (p.a.) excl.	£232,180
Estimated Rates Payable (p.a.)	£82,885
<b>Estimated Occupancy Cost (p. a.)</b>	<b>£ 315,065</b>

Please note: there is no service charge currently running at the property, however London Underground reserved the right to raise one.

## FOR VIEWINGS PLEASE CONTACT



Henry Bacon

Tel: 020 7927 0646

Email: [henry@rib.co.uk](mailto:henry@rib.co.uk)



George Cook

Tel: 020 7927 0624

Email: [george.cook@rib.co.uk](mailto:george.cook@rib.co.uk)

### Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.

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