

TO LET – 2nd & 3rd FLOOR PREMISES
BRIGHT & COSY OFFICE SUITES TO LET
53 GREAT PORTLAND STREET, FITZROVIA, W1W 7LG



325 SQ. FT. (30.19 SQ. M.) – 2nd Floor
325 SQ. FT. (30.19 SQ. M.) – 3rd Floor
650 SQ. FT. (94.76 SQ. M.) – Total

LOCATION (GOOGLE MAPS [LINK](#))

The property is situated on the West side of Great Portland Street, at its junction with Mortimer Street, thus being within close proximity of Market Place and Oxford Street. Oxford Circus underground station and the numerous bus routes that pass via Oxford Street are within a moment's walk from the property.



3rd Floor



DESCRIPTION

Both the 2nd and 3rd floor benefit from excellent natural light, original wood flooring, central heating, perimeter trunking, kitchenette, WC, excellent transport links. The 3rd floor is open plan.

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.

POSSESSION

Upon completion.

LEGAL COSTS

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

EPC

Available upon request.

FINANCIALS

Floor	2 nd Floor	3 rd Floor	Total
Size (sq. ft.)	325	325	650
Quoting Rent (p.a.) excl.	£17,550	£16,900	£34,450
Estimated Rates Payable (p.a.)	£7,610	£7,236	£14,846
Service Charge (p.a.)	Upon Application	Upon Application	Upon Application
Estimated Occupancy Cost (p. a.)	£25,160	£24,136	£49,296

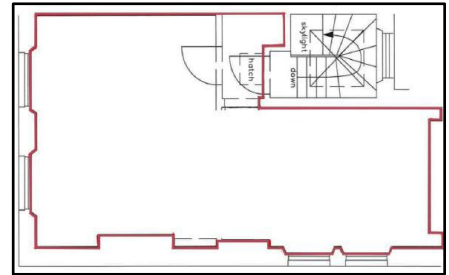
In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

* Where the service charge is running higher than its usual level, landlord will look at a sensible cap (circa £13 psf) for no longer than the first 3 years of any new term (plus annual uplifts in line with RPI).

AMENITIES

- Two Connecting Open Plan Offices (2nd Fl)
- Open Plan (3rd Fl)
- Good Ceiling Height
- Good Natural Light
- Sash Windows
- Entry Phone
- 24 Hour Access
- Excellent Transport Links

3rd Floor Floorplan



VIEWINGS

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

Ben Kushner
 Tel: 020 7927 0637
 Email: ben.k@rib.co.uk

Thomas D'arcy
 Tel: 020 7927 0648
 Email: thomas@rib.co.uk

Michael Georgiou
 Tel: 020 7927 0743
 Email: michael.g@rib.co.uk