

TO LET
COSY START-UP SUITE
51 Great Portland Street, London W1W 7LF



2nd Floor – 325 SQ. FT. (30 SQ. M.)

LOCATION (GOOGLE MAPS [LINK](#))

The property is situated on the West side of Great Portland Street, close to its junction with Mortimer Street, thus being within close proximity of Market Place and Oxford Street. Transport facilities are excellent with Oxford Circus underground station being within easy walking distance.



DESCRIPTION

A bright second floor office featuring two connecting rooms with good natural light, excellent floor to ceiling heights, communal WC, entry phone system and strip lighting. The office is well located on the West side of Great Portland Street, close to its junction with Mortimer Street. Transport links are excellent with Oxford Circus station just moments away

LEASE

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

POSSESSION

Upon completion.

LEGAL COSTS

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

EPC

EPC Rating: D

FLOOR PLANS

Available on request.

FINANCIALS

Area	Fitzrovia
Size (sq. ft.)	325
Quoting Rent (p.a.) excl.	£18,200
Estimated Rates Payable (p.a.)	£6,362
Service Charge (p.a.)	Upon Application
Estimated Occupancy Cost (p. a.)	£24,562

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.

AMENITIES

- Excellent Transport Links
- 2x Connecting Rooms
- 2x Office Entrances
- Good Natural Light
- Good Ceiling Height
- Sash Windows
- Original Cornicing
- Perimeter Trunking
- Entry Phone
- 24 Hour Access
- Feature Lighting
- Communal WC

VIEWINGS:

Strictly through Robert Irving Burns.

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