

CS 244  
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FS 248

RIB

ROBERT IRVING BURNS





# TO LET

244-248 GREAT PORTLAND  
STREET, FITZROVIA, WIW 5QX  
1, 314 - 2, 813 SQ.FT.

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CLASS E ACCOMMODATION  
SUITABLE FOR A VARIETY OF USES  
INCLUDING MEDICAL



## DESCRIPTION

Two unique office floors available to rent that can be taken independently or together to provide one self-contained premises.

The property is situated on the corner of Great Portland Street and Bolsover Street, capturing excellent levels of natural light from the dual aspect façade. The accommodation is ready to occupy immediately and benefits from smart timber flooring, air-conditioning and a feature timber framed meeting room.

Both floors have fully integrated kitchenettes together with privately demised shower and WCs.

The first floor comes fully furnished and is ready for immediate occupation. Further furnishing options are available.



FIRST FLOOR





FIRST FLOOR

## SPECIFICATIONS

Self-Contained

Timber Flooring

Fitted With Meeting Rooms

Private Entrance

Attractive Arched Sash Windows

Air-Conditioning (not tested)

Modern LED Lighting

Demised Showers & WCs





FIRST FLOOR RECEPTION







FIRST FLOOR MEETING ROOM











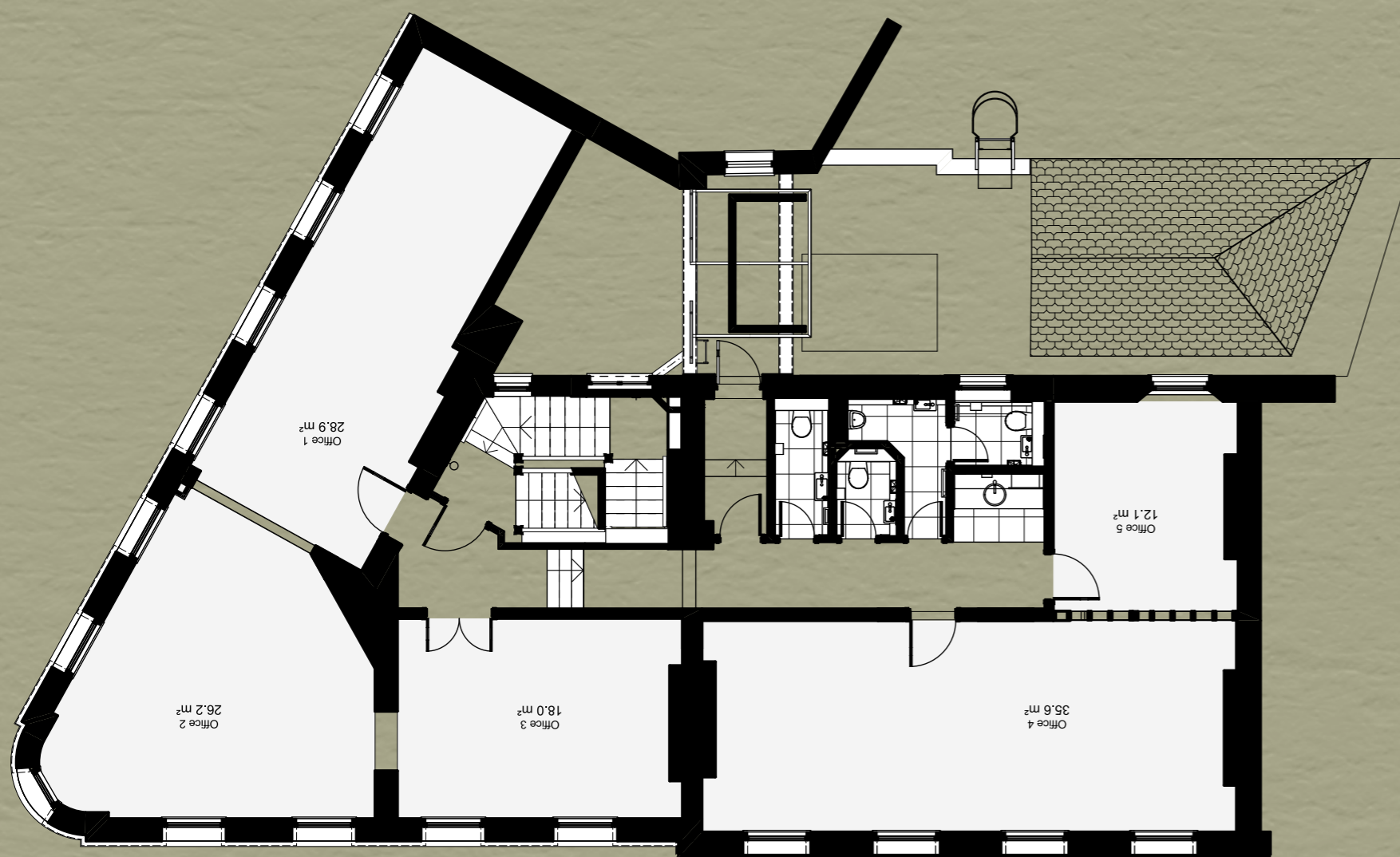
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# ACCOMODATION

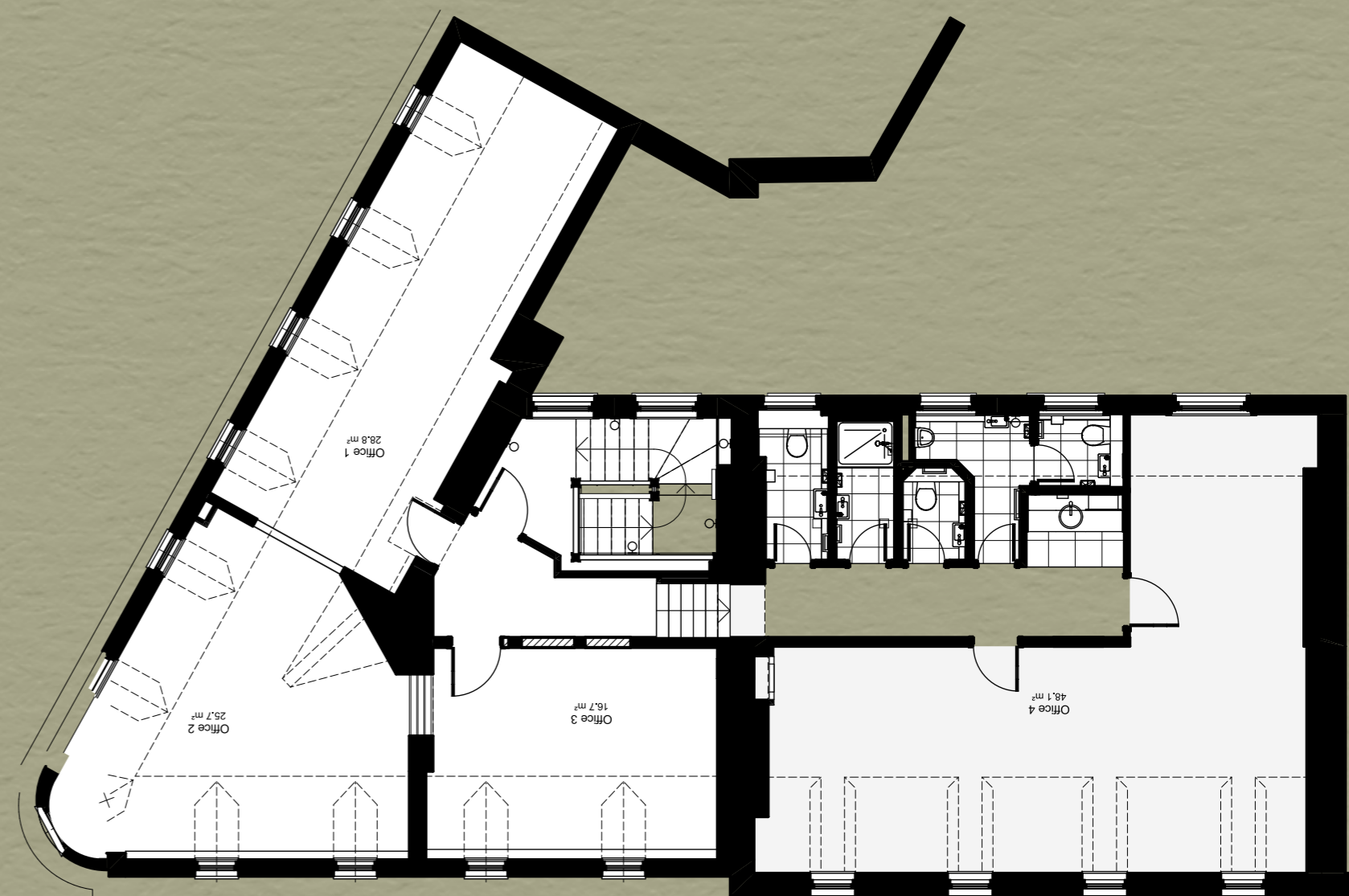
Not to scale.

Net Internal Area  
Total 261.4 SQM/ 2,813 SQFT



← Great Portland Street →

First Floor 139.3 SQM/ 1,499 SQFT



← Great Portland Street →

Second Floor 122.1 SQM/ 1,314 SQFT



# FINANCIALS

Floor	First	Second	Total
Size (sq.ft.)	1,499	1,314	2,813
Quoting Rent (p.a.) excl.	£97,435	£78,840	£176,275
Estimated Rates Payable (p.a.)	£24,278	£22,683	£46,961
Service Charge (p.a.)	£5,996	£5,256	£11,252
Estimated Occupancy Cost (p. a.)	£127,709	£106,779	£234,488

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



# LOCATION

The premises boasts fantastic connectivity being uniquely located directly opposite 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, Itsu, the Albany Pub, Pizza Express, Peyton & Byrne and the Great Portland Street Hospital.

## OCCUPIERS

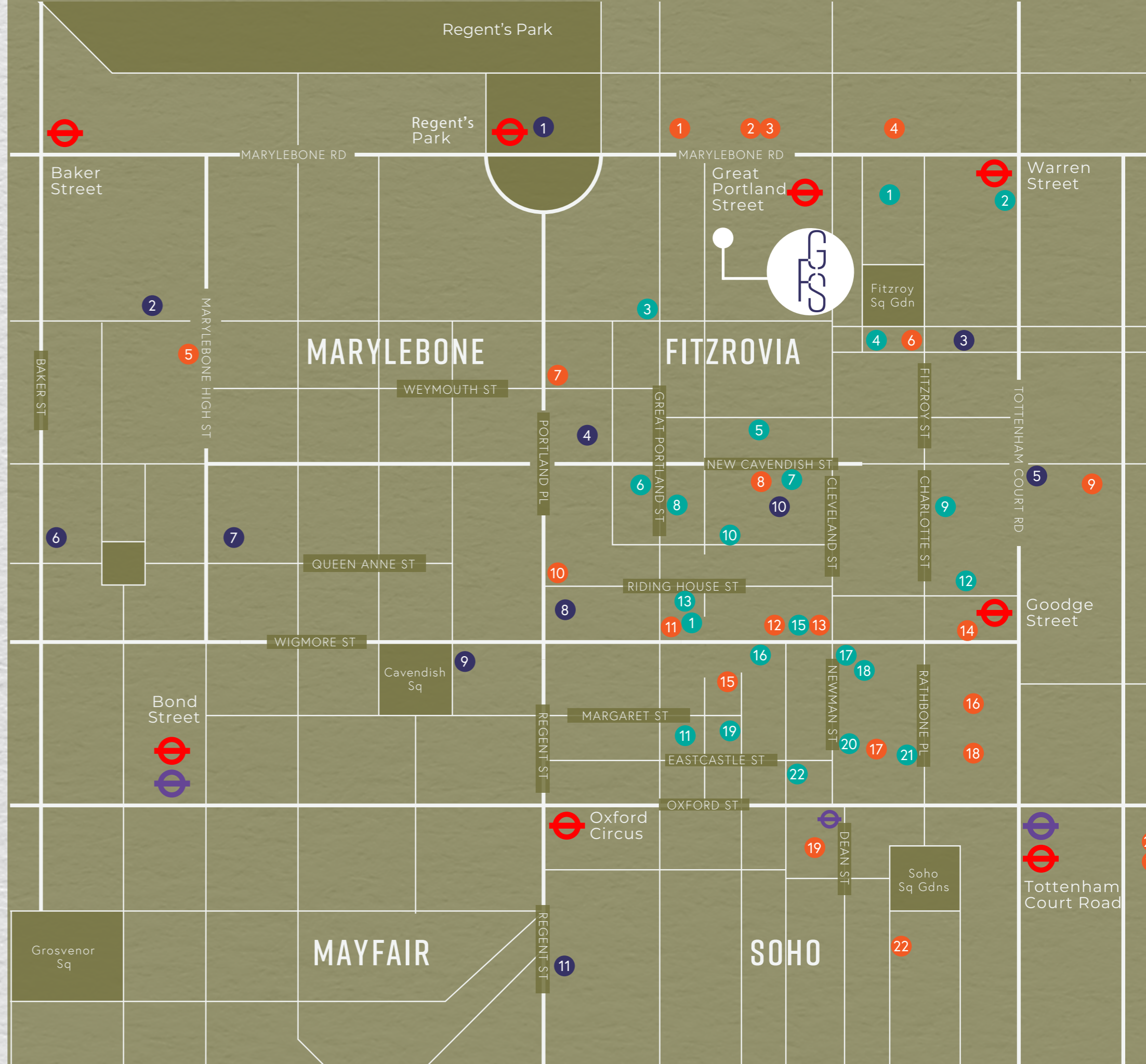
1. Lendlease
2. Santander
3. Dentsu Aegis
4. Sky Scanner
5. MatchesFashion/Joseph
6. WDAD Communications
7. RIBA
8. British Olympic Association
9. Liverpool Football Club
10. BBC
11. Engine Group/Mischief
12. Netflix
13. Estee Lauder Companies
14. Wingfield PR
15. Brown Forman
16. VMLY&R
17. Facebook
18. Freuds PR
19. COAL London
20. Google
21. NBC Universal
22. GC Advertising

## RESTAURANT AND BARS

1. Honey & Co
2. Steak & Lobster
3. Iberica
4. Lore of the Land
5. The Lucky Pig Cocktails
6. Portland
7. Harris and Hoole
8. Sushi Atelier
9. Mere
10. The Attendant
11. EL&N
12. Reverence JW Simpson
13. Kaffeine
14. Riding House Café
15. Percy & Founders
16. Mortimer House Kitchen
17. Mr Fogg's
18. Roka
19. Rovi
20. Mandrake Hotel
21. Circolo Popolare
22. Berners Street Tavern

## GYMS

1. Regent's Park Tennis Centre
2. BXR Boxing Gym
3. F45
4. Puregym
5. Fitness First
6. KOBOX
7. Third Space
8. Psyche
9. Barrecore
10. Ten Health & Fitness
11. Barry's





# CONNECTIVITY

## WALKING TIMES FROM:

**Great Portland Street**  
*less than 1 minute*

**Regent's Park**  
*4 minutes*

**Warren Street**  
*7 minutes*

**Fitzroy Square Garden**  
*5 minutes*

**Oxford Street**  
*15 minutes*

**Baker Street**  
*15 minutes*

## UNDERGROUND TIMES TO:

**Paddington**  
*6 minutes*

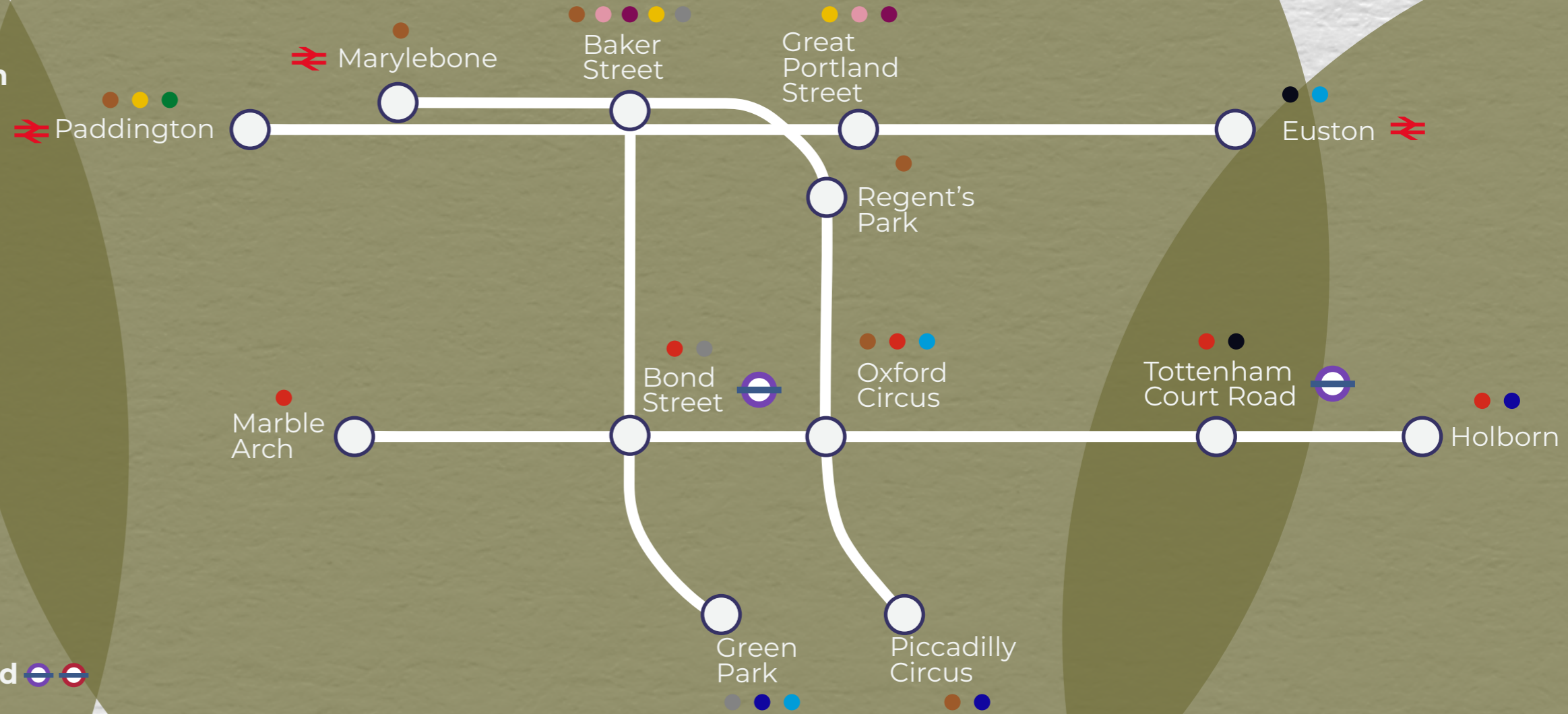
**Victoria**  
*6 minutes*

**Farringdon**  
*11 minutes*

**Oxford Circus**  
*2 minutes*

**Tottenham Court Road**  
*3 minutes*

**Liverpool Street**  
*12 minutes*





## LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 are available 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.

## EPC

B rated.

## VAT

This building is elected for VAT.

### Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address.

Further to this evidence of proof/ source of funds, showing how the transaction is going to be funded may be required.

### 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. July 2024

## CONTACT US

Strictly through Robert Irving Burns.

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# RIB

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