



RIB

ROBERT IRVING BURNS

# 87-89 GREAT PORTLAND STREET

LONDON W1

**TO LET**

**SELF-CONTAINED FITZROVIA PREMISES**

LOWER GROUND FLOOR

1,934 SQ.FT



## DESCRIPTION

This newly whiteboxed, lower ground floor premises benefits from kitchenette, front storage and LED lighting. The premises is well suited for a host of occupiers within class E.

The space has been white washed benefiting from laminate timber effect flooring.

# LOCATION

The property is located on the west side of Great Portland Street, near the intersection with Riding House Street and Langham Street. Nearby, Charlotte Street offers an array of popular restaurants, and the famous shops on Oxford Street (about 0.3 miles away) and Regent Street (c.0.4 miles) are easily accessible.

Excellent transport links are available from the nearby underground stations at Goodge Street (c.0.4 miles), Oxford Circus (c.0.2 miles), and Tottenham Court Road (c.0.5 miles).

# CONNECTIVITY

WATERLOO

**05**  
mins



VICTORIA

**04**  
mins



CHARING CROSS

**06**  
mins



PADDINGTON

**05**  
mins



LIVERPOOL STREET

**14**  
mins



KING'S CROSS ST PANCRAS

**08**  
mins



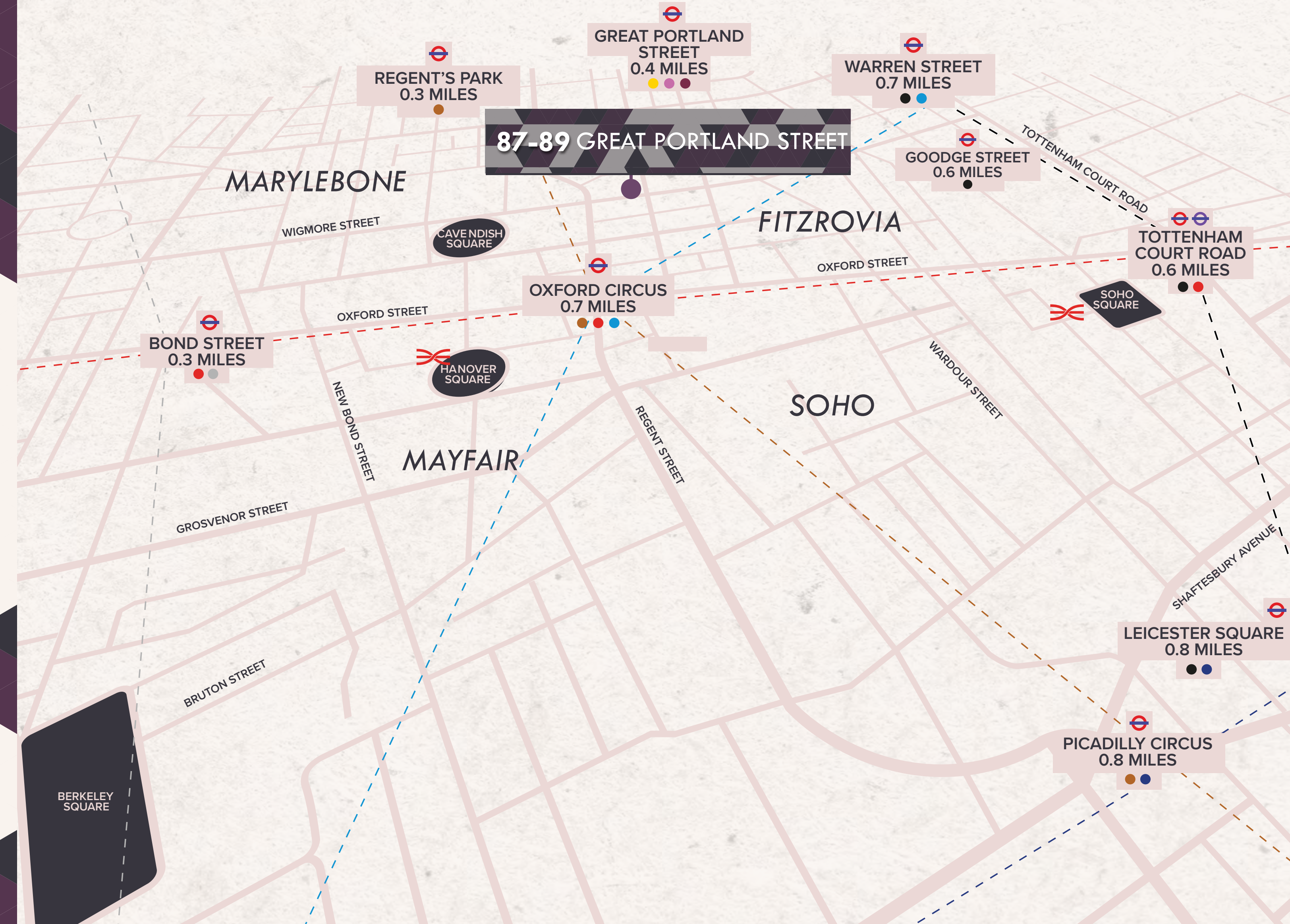
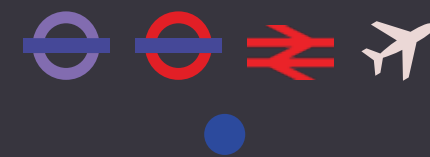
CANARY WHARF

**23**  
mins



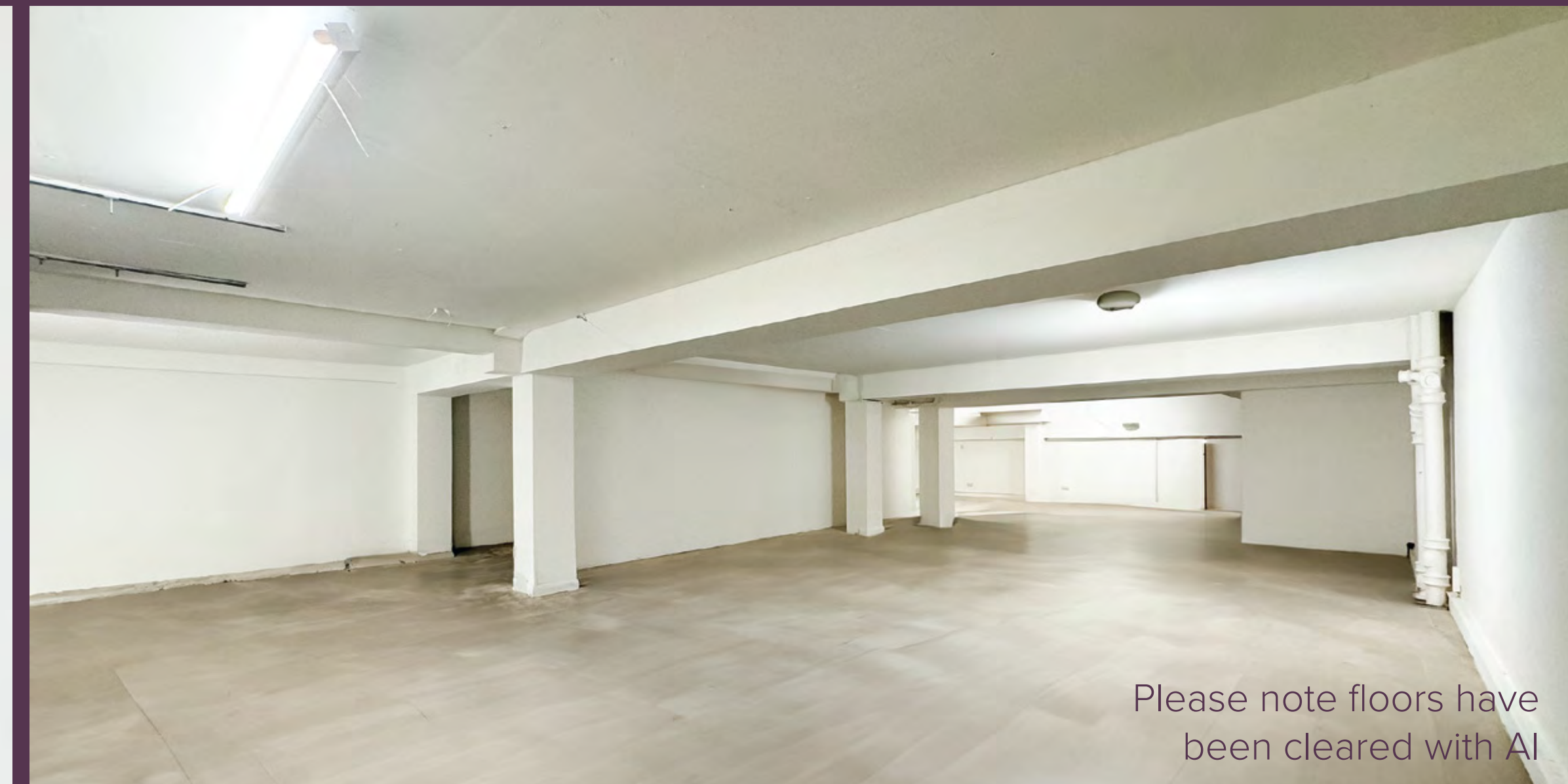
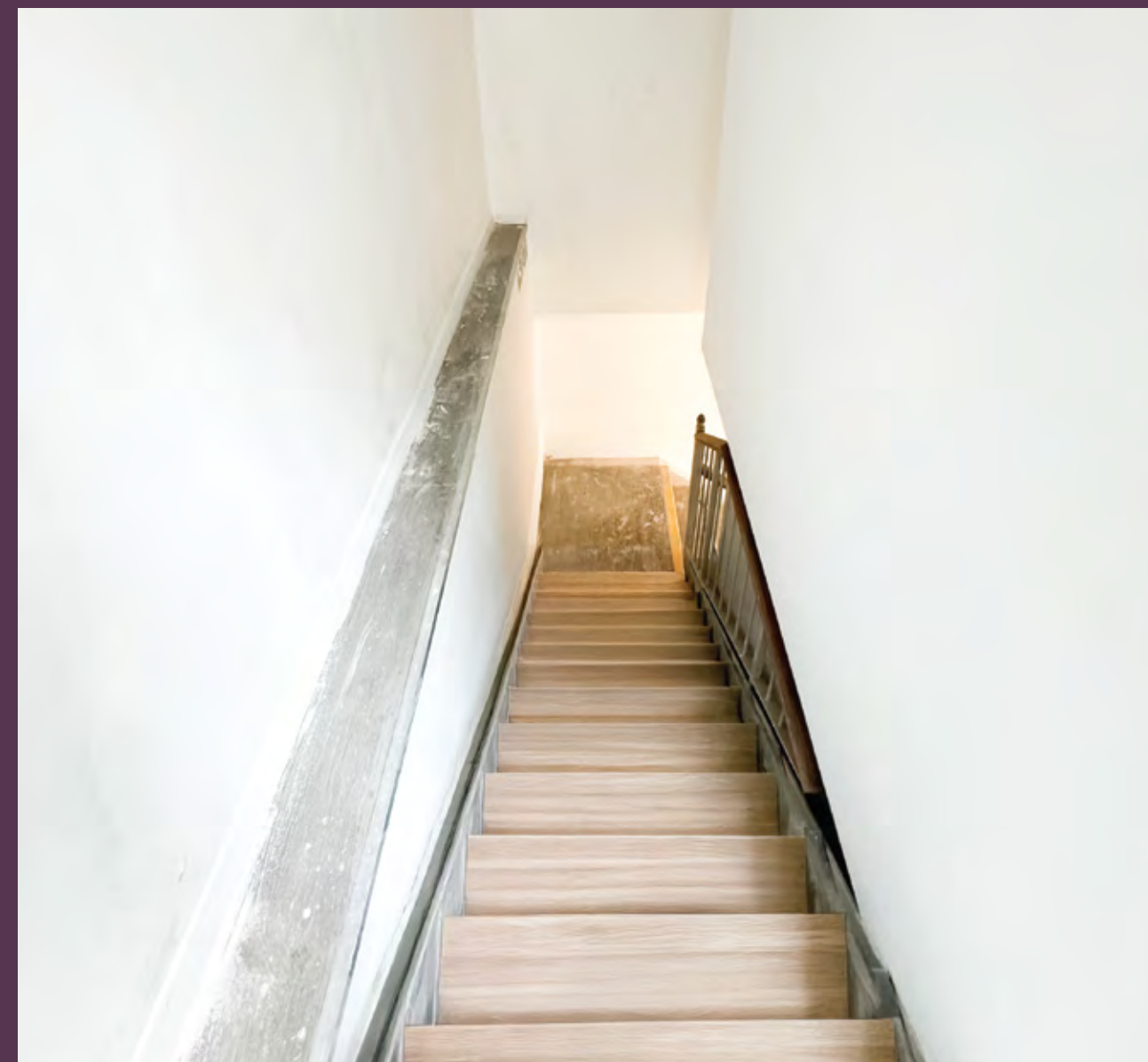
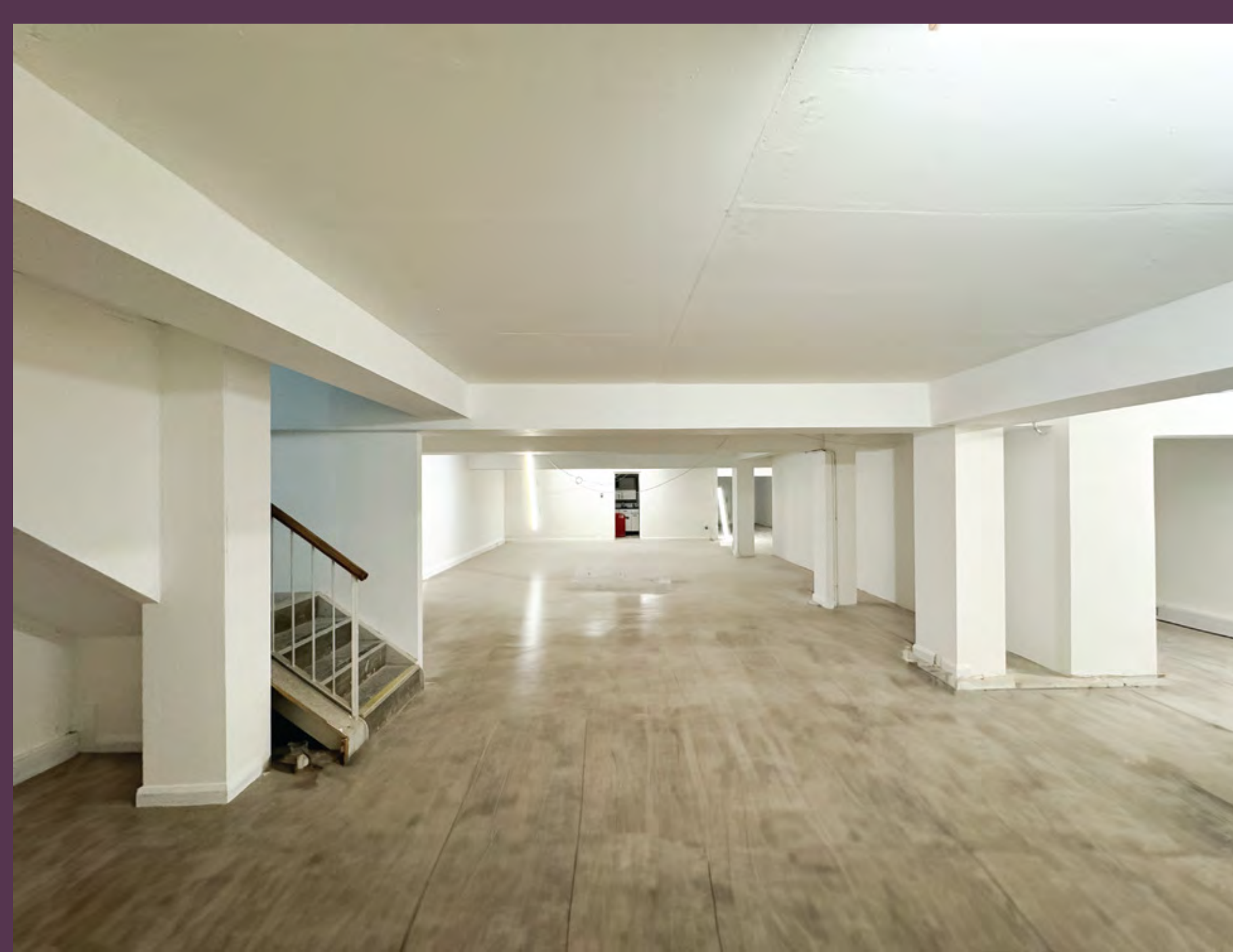
HEATHROW

**38**  
mins



# AMENITIES

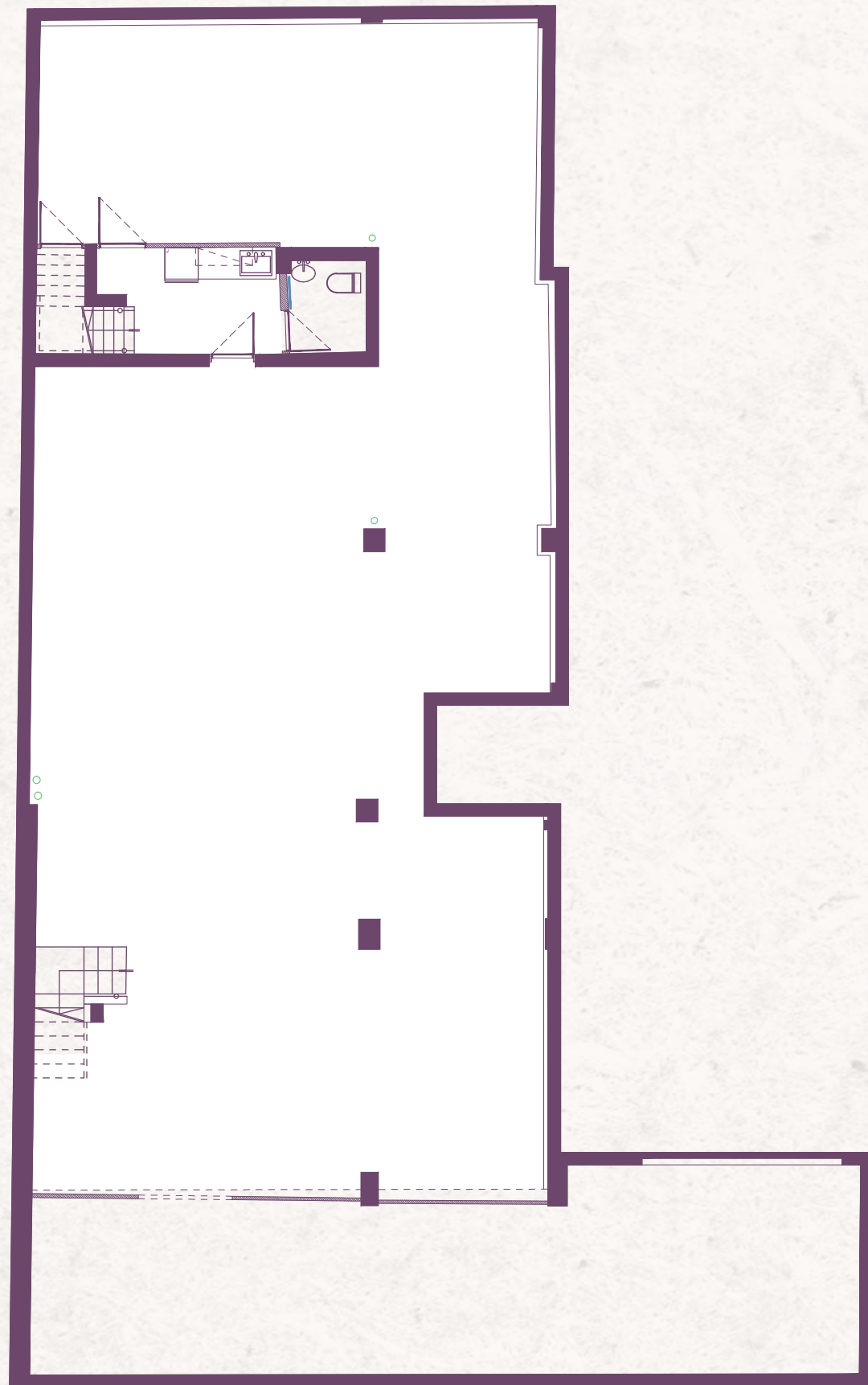
- Kitchenette
- Perimeter Sockets
- White Washed
- LED Lighting
- Vinyl Timber Effect Flooring
- Self-Contained



Please note floors have been cleared with AI

# FLOOR PLAN

Not to scale.



LOWER GROUND FLOOR

# FINANCIALS

FLOOR	GROUND	LOWER GROUND
Size (sq.ft)	926	1,934
Quoting Rent (p.a.) excl.	£90,000	£45,000
Estimated Rates Payable (p.a.)	£22,455	£25,645
Service Charge (p.a.)	TBC	TBC
Estimated Occupancy Cost excl. (p. a.)	£112,455	£70,645

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.

**Please note that Ground Floor is also available for let.**

## 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 of legal formalities.

## LEGAL COSTS

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

## FLOOR PLAN

Scaling floor plan available on request.

## VAT

The property is not elected for VAT.

## EPC

D-79.

### 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.  
October 2024.

# CONTACTS

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# RIB

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