

87-89 GREAT PORTLAND STREET

LONDON W1

TO LET
SELF-CONTAINED FITZROVIA PREMISES

GROUND FLOOR
926 SQ.FT

DESCRIPTION

This newly whiteboxed, ground floor premises benefits from good frontage (4.65m) and excellent ceiling height of 3.77 (Lowest point at Pillar: 3.29). The premises is well suited for a host of occupiers within class E.

There is good natural light afforded from front and rear.

The unit is fitted with timber laminate flooring, perimeter sockets & LED lighting. There is demised space externally (as pictured) perfect for events or external seating



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



LIVERPOOL STREET

14 mins



VICTORIA

04 mins



CHARING CROSS

06 mins



PADDINGTON

05 mins



KING'S CROSS ST PANCRAS

08 mins



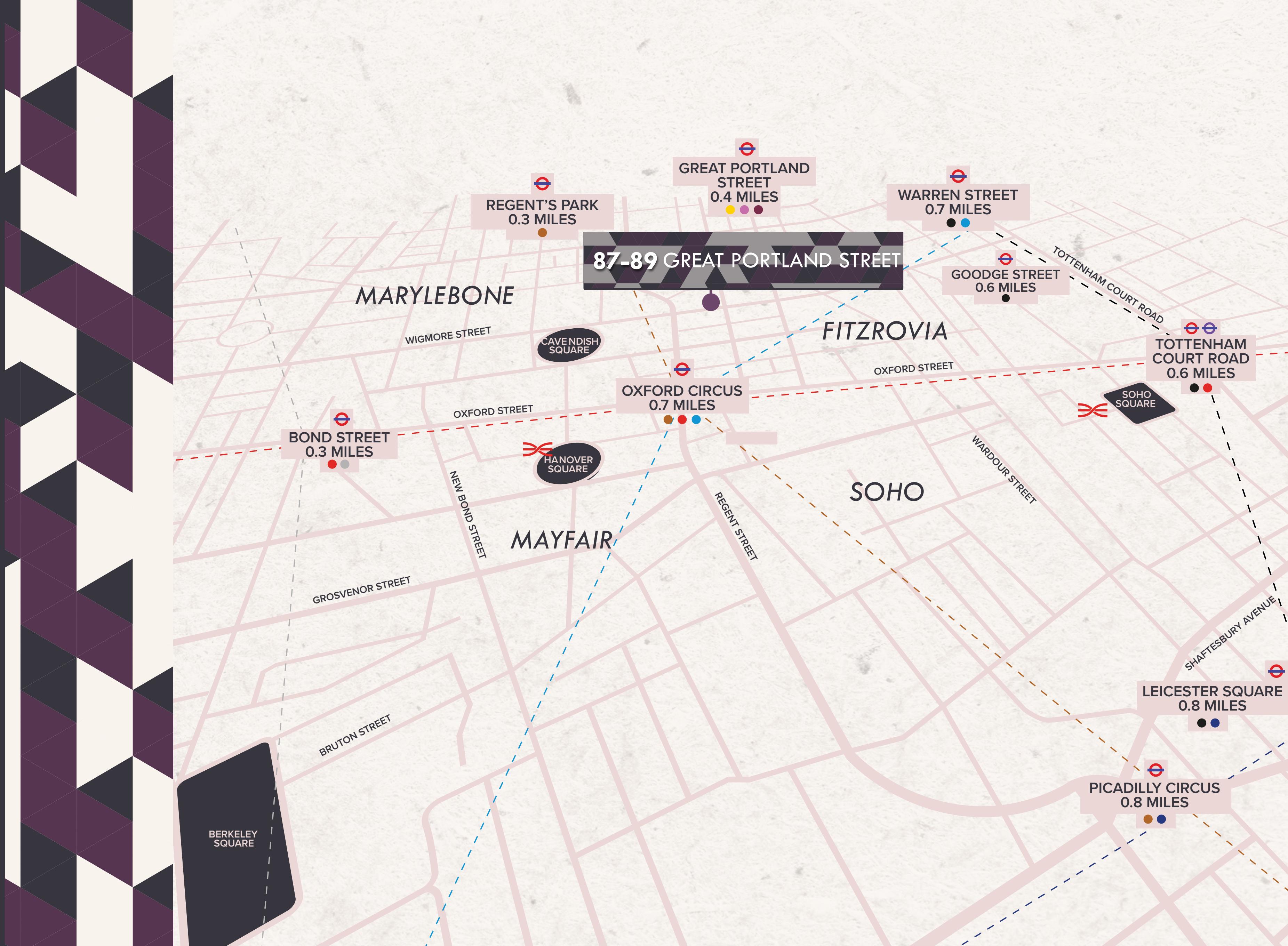
CANARY WHARF

23 mins



HEATHROW

38 mins



AMENITIES

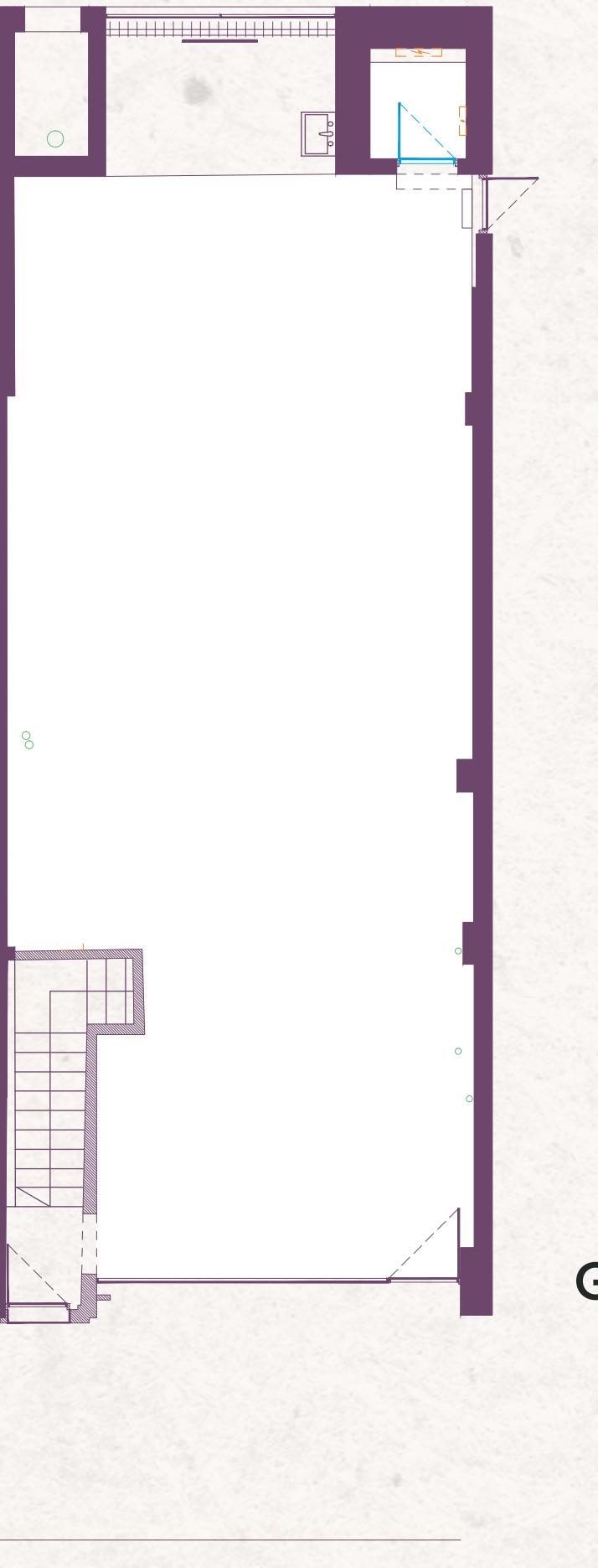
- Ceiling height (Ceiling Height: 3.77m, Lowest point at Pillar: 3.29m)
- Frontage (4.65m)
- Front & rear natural light
- Whitewash finish
- LED lighting
- Perimeter trunking
- Timber laminate flooring
- Self-contained
- Lower ground floor available (1,934 sq. ft.)



Please note floors have
been cleared with AI

FLOOR PLAN

Not to scale.



FINANCIALS

FLOOR

Size (sq.ft)

GROUND

LOWER GROUND

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 enquiries.

Please note that Lower 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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The logo for RIB (Robert Irving Burns) is located on the right side of the page. It consists of a vertical column of nine diamond-shaped tiles. The tiles are arranged in a staggered pattern, creating a stepped, staircase-like effect. The colors of the tiles vary in shades of purple, dark grey, and white, with some tiles being solid and others having internal diagonal or horizontal lines. The entire logo is set against a dark purple background.

RIB

ROBERT IRVING BURNS