



RIB

ROBERT IRVING BURNS

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



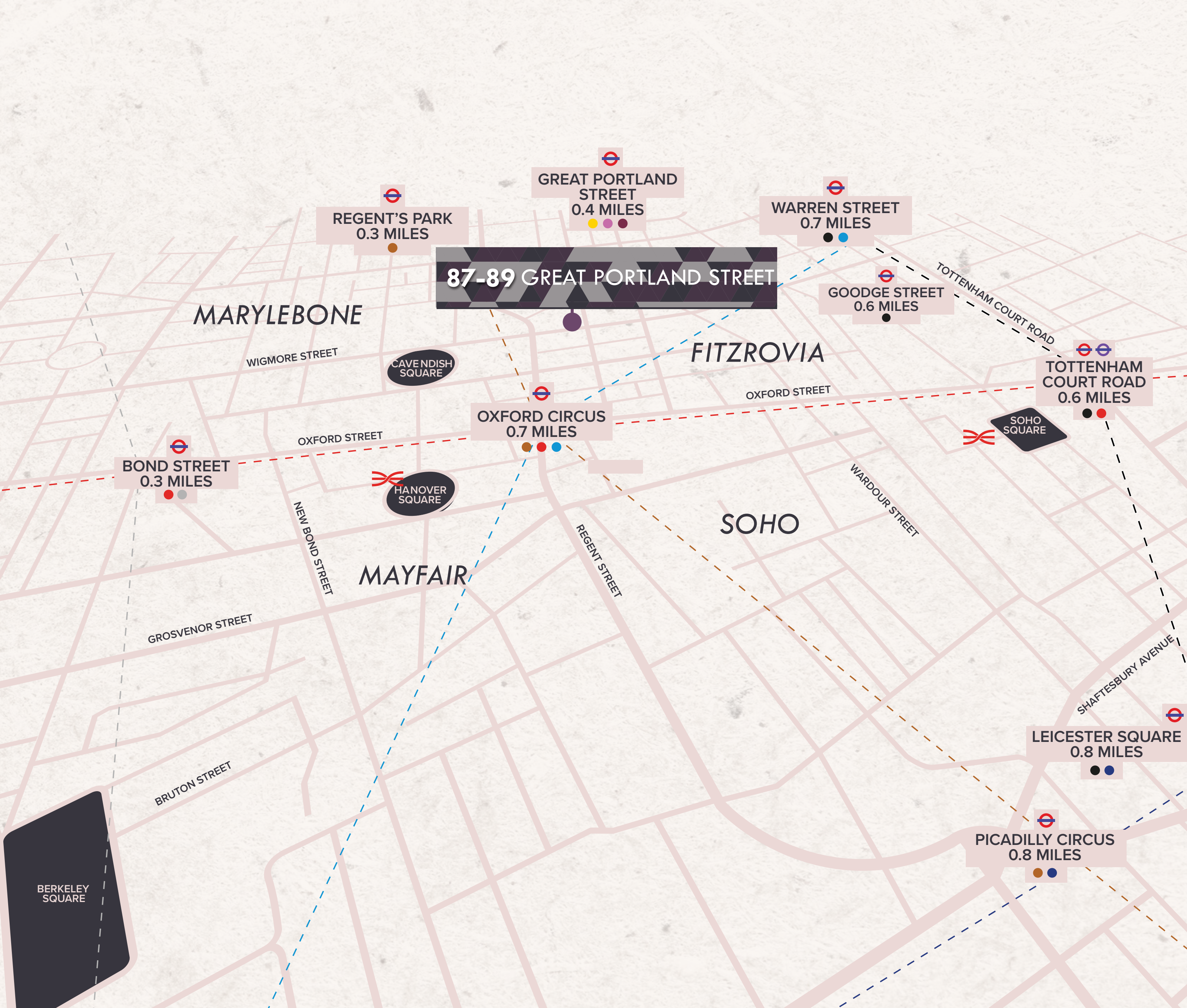
LOCATION

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

<div>WATERLOO</div> <div>05 mins</div> <div></div>	<div>VICTORIA</div> <div>04 mins</div> <div></div>	<div>CHARING CROSS</div> <div>06 mins</div> <div></div>	<div>PADDINGTON</div> <div>05 mins</div> <div></div>
<div>LIVERPOOL STREET</div> <div>14 mins</div> <div></div>	<div>KING'S CROSS ST PANCRAS</div> <div>08 mins</div> <div></div>	<div>CANARY WHARF</div> <div>23 mins</div> <div></div>	<div>HEATHROW</div> <div>38 mins</div> <div></div>



AMENITIES

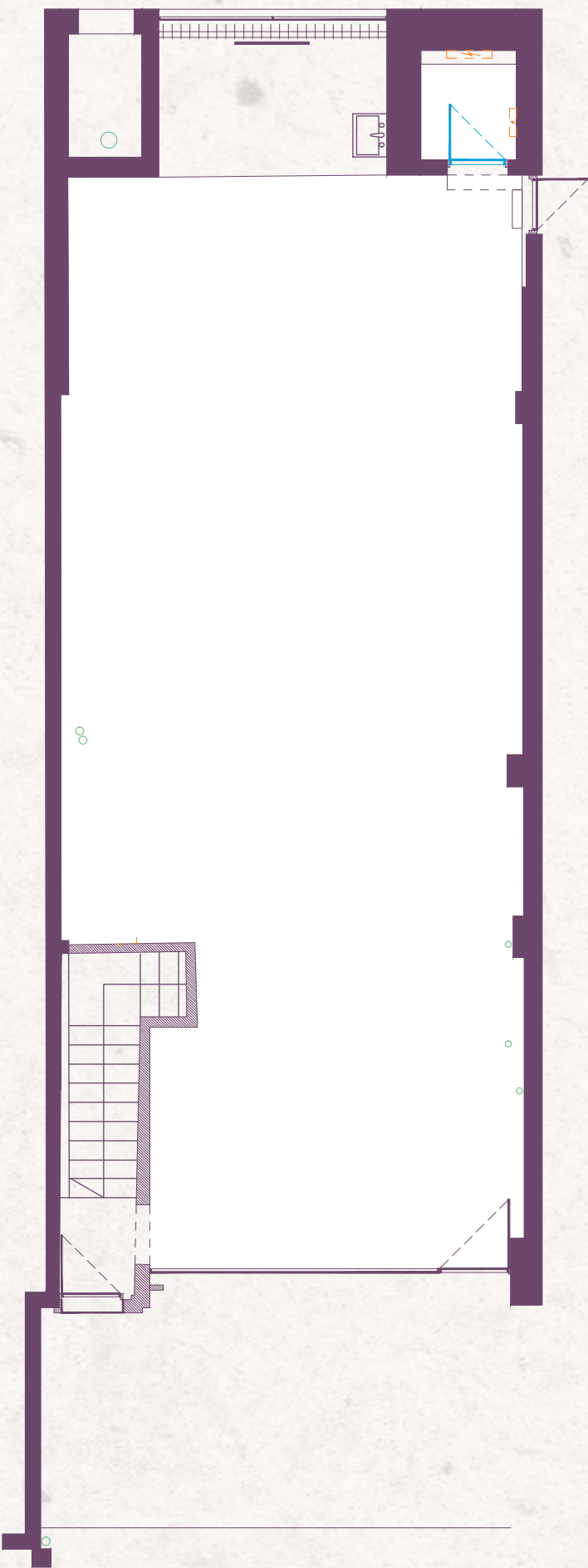
- Ceiling height (Ceiling Heigh: 3.77m, Lowest point at Pillar: 3.29m)
- Frontage (4.65m)
- Front & rear natural light
- Whitewash finish
- LED lighting
- Perimeter trunking
- Timber laminate flooring
- Self-contained
- Lower ground floor available (1,934 sq. ft.)



Please note floors have been cleared with AI

FLOOR PLAN

Not to scale.



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 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.

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