



ROBERT IRVING BURNS



116 GREAT PORTLAND STREET

LONDON, W1W 6PJ

TO LET

OFFICE SPACE IN BOUTIQUE BUILDING
LOCATED IN THE HEART OF FITZROVIA AND IN CLOSE
PROXIMITY TO THE BBC

SUITABLE FOR CLASS E

518 SQ.FT
4TH FLOOR



Description

The office comprises of the entire 4th floor, set within a period building in the heart of Fitzrovia. The accommodation also benefits from excellent natural light and is within close proximity to the local shops and amenities along Oxford Street.

Specification

- Wooden Flooring
- Comfort Cooling
- Impressive Boardroom
- Underfloor Heating
- Modern Lighting
- Kitchenette
- Dial Entry System
- Demised WC
- Natural Light to Front and Rear





The Riding House Cafe



Meraki



The London EDITION



Caravan Fitzrovia

Location

The building is situated on Great Portland Street within the West End hub of Fitzrovia. Famed for its restaurants, shops and leisure amenities, this district is highly sought after and synonymous with trendy, established companies. The property is closely located to Park Square and Regent's Park, perfect for a green escape when necessary.

Local businesses include BBC, Netflix and PlayStation. With local amenities such as Riding House Cafe, Kaffeine Coffee, Joe & The Juice, Simmons Bar, Goodman and more within a walking distance.

Transport links are excellent via Great Portland Street (Circle, Hammersmith and City and Metropolitan lines), Warren Street (Northern line) and Regent's Park Station (Bakerloo line) Stations. Oxford Circus (Central and Victoria lines), Euston and Kings Cross stations are also close by.

Accommodation

Net Internal Area
Fourth Floor 48.1 SQM/ 518 SQFT

Floor	4th Floor
Total Size (sq.ft.)	518
Quoting Rent (p.a.) excl.	£20,720
Service Charge	TBC
Estimated Rates Payable (p.a.)	£10,105
Estimated Occupancy Cost excl. (p.a.)	£30,825

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.

LEASE

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

EPC

Available on request.

VAT

The building is elected for VAT.

FLOOR PLANS

Available on request.

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. November 2024



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