



ASHLEY HOUSE

12 GREAT PORTLAND STREET

RIB

ROBERT IRVING BURNS



TO LET

PRIME OFFICE OPPORTUNITY
IN OXFORD CIRCUS LOCATION

12 GREAT PORTLAND STREET
LONDON, W1W 8QN

2nd Floor
1,679 sq. ft.

LOCATION

The property is situated on the Great Portland Street gateway to Market Place, Fitzrovia's humming epicentre of wining and dining.

This vibrant part of the West End offers unrivalled transport connectivity, whilst retaining its village like atmosphere. The area attracts a diverse mix of occupiers, residents and visitors alike.

The rich amenities on offer allow those in the area to sample the enviable mix of fashionable restaurants, shops & cafés. Such as Nike Town, Urban Outfitters, The Oxford Market, Faros Restaurant, The Salad Project and Reiss to name a few. Please refer to the map overleaf for more information on local occupiers.

Underground Stations Oxford Circus (Central, Victoria and Bakerloo line, 0.1 miles), Bond Street (Central and Jubilee line, 0.4 miles) and Goodge Street (Northern line, 0.4 miles) are a short distance away. Only a moments walk from the West End's prominent Oxford and Regents Street.



REISS



THE SALAD PROJECT



FAROS

GALLERY

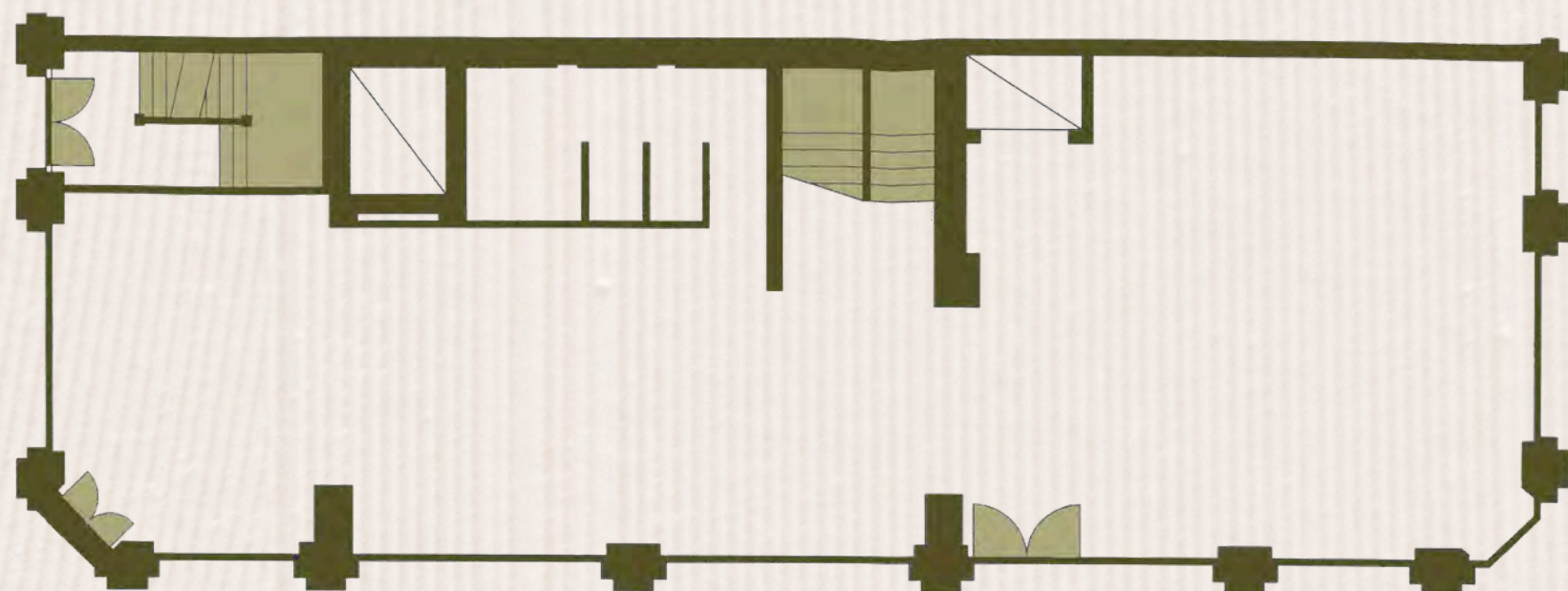




FLOOR PLANS

Not to scale.

Typical unfitted open plan arrangement.



2nd Floor 1,679sq.ft / 155.98sq.m

FINANCIALS

Size (sq. ft.)	1,679
Quoting Rent (p.a.) excl.	POA
Estimated Rates Payable (p.a.)	£40,404
Service Charge (p.a.)	TBC

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

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

TBC.

LEGAL COSTS

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

EPC

This property has an EPC rating of D.

VAT

Elected for VAT.

FLOOR PLANS

Scaled plans available on request.

Please note photos used in this brochure are current operation photos.

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.

January 2025.

CONTACT US

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