



Speen House, Porter Street, London, W1U 6WH

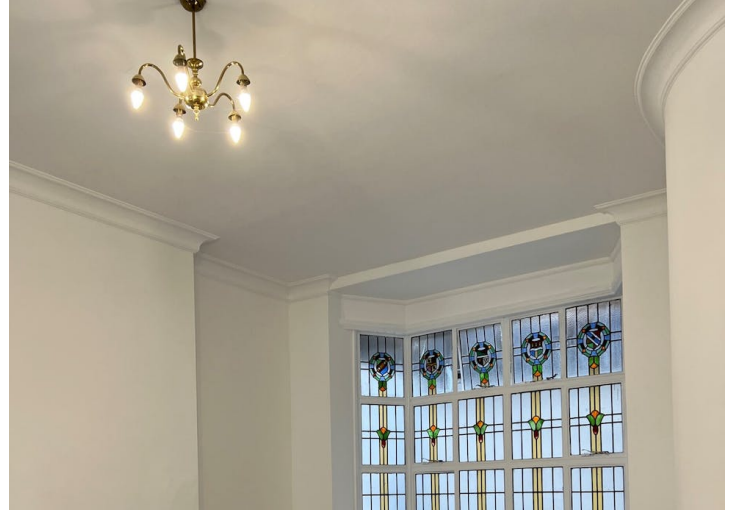
Self Contained Office Building
2,016 sq ft (187 sq m)

- Some wooden parquet floor
- Small outside space capable of improving
- Excellent natural light
- Stained glass windows
- High plaster ceilings on Ground Floor
- Period features

Speen House

Porter Street, London, W1U 6WH

CROSSLAND
OTTER HUNT



Summary

Available Size	2,016 sq ft / 187.29 sq m
Rent	£57.50 per sq ft
Service Charge	N/A
EPC	Upon Enquiry

Description

A small self contained office property on basement, ground and two upper floors.

The imposing front door leads to a large entrance hall with three offices on the ground floor with natural light from both front and rear.

The first floor comprises 4 offices, all with windows overlooking Porter Street. A flat roof at the rear could be made into a terrace (subject to the necessary consents).

The second floor is a small office in the attic with ancillary storage space.

The Lower Ground floor has good natural light from the front pavement lightwell, as well as a small lightwell at the rear with full access.

Location

Situated on the south side of Porter Street between Baker Street and Chiltern Street just to the south of Baker Street Station (Jubilee, Circle, Bakerloo, Hammersmith & City and Metropolitan Line).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Total month	Availability
Building - Floors LG, Mezz, G, 1st & 2nd	2,016	£57.50	£20.58	£13,117.44	Available
Total	2,016	£57.50	£20.58	£13,117.44	



Bryan Pontifex

020 7399 2736 | 07801 928 777
bryan@coh.eu



Phil Frenay

02073992742 | 07818566174
phil@coh.eu