

16-17 LITTLE PORTLAND STREET

Fitzrovia



LDG



16-17 Little Portland Street







## DESCRIPTION

Located within an attractive converted former warehouse, this fantastic fourth floor workspace offers industrial character which will spark any occupiers creativity. The office has been fully renovated whilst retaining exposed raw materials from the red brickwork as feature. The premises is fitted with a brand new demised kitchenette and restroom with new air-conditioning. Additional floors will be coming soon, as referenced in the brochure.

## HIGHLIGHTS

- Converted Warehouse Office
- Good Natural Light From 2 Sides
- Brand New Air-Conditioning
- Exposed Brickwork
- Private Restroom
- Kitchenette
- Wood Flooring
- Perimeter Trunking

## CONNECTIVITY

We understand fibre is available at the property. Further information upon request.

## LEASE

Leased until June 2027, or longer with mutual breaks.

## FITTED & FURNISHED

The Landlord is open to fitting the office with a meeting room and / or furnish the office, subject to negotiation including an increased rent.

## WHEN CAN YOU MOVE IN?

Immediately, subject to contract.

## VAT

This building is elected for VAT.

## VIEWINGS

We believe a property is best seen in person - contact us for a viewing, so we can walk you through how great this space is.

## PHOTOGRAPHY

Our marketing includes virtual furnishing to help visualise a fitted and occupied fourth floor office. This is for indicative purposes only.

## COMMUTE

Oxford Circus - 3 mins  
Great Portland Street - 6 mins  
Goodge Street - 10 mins  
Tottenham Court Road - 11 mins

## PARKING

Cavendish Square - 4 mins

## FOODIE HOTSPOTS

- Salad Project - Vapiano  
- Wahacca - Honest Burger

## LIQUID LUNCH

- Oxford Market Bar - The George  
- All Bar One - London Cocktail Club

## A STRETCH AWAY

- Rowbots - F45  
- PureGym - The Gym



Schedule of Accommodation

Demise	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Fitout Concept	Availability
Lower Ground	1,574	£40,000 /annum	£25,000 /annum	£18,888 /annum	£6,990.67	£83,888	CAT A	Under Offer
2nd	2,084	£156,300 /annum	£43,776 /annum	£25,008 /annum	£18,757	£225,084	CAT A+	Coming Soon
3rd	1,814	£136,050 /annum	£36,608 /annum	£21,768 /annum	£16,202.17	£194,426	CAT A+	Coming Soon
4th	1,080	£72,900 /annum	£20,833.25 /annum	£13,000 /annum	£8,894.44	£106,733.25	CAT A	Available
<b>Total</b>	<b>6,552</b>				<b>£50,844.28</b>	<b>£610,131.25</b>		

Ready to talk?



**HARRISON  
EAGLES**

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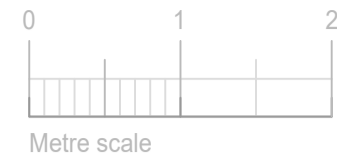
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16-17 Little Portland Street



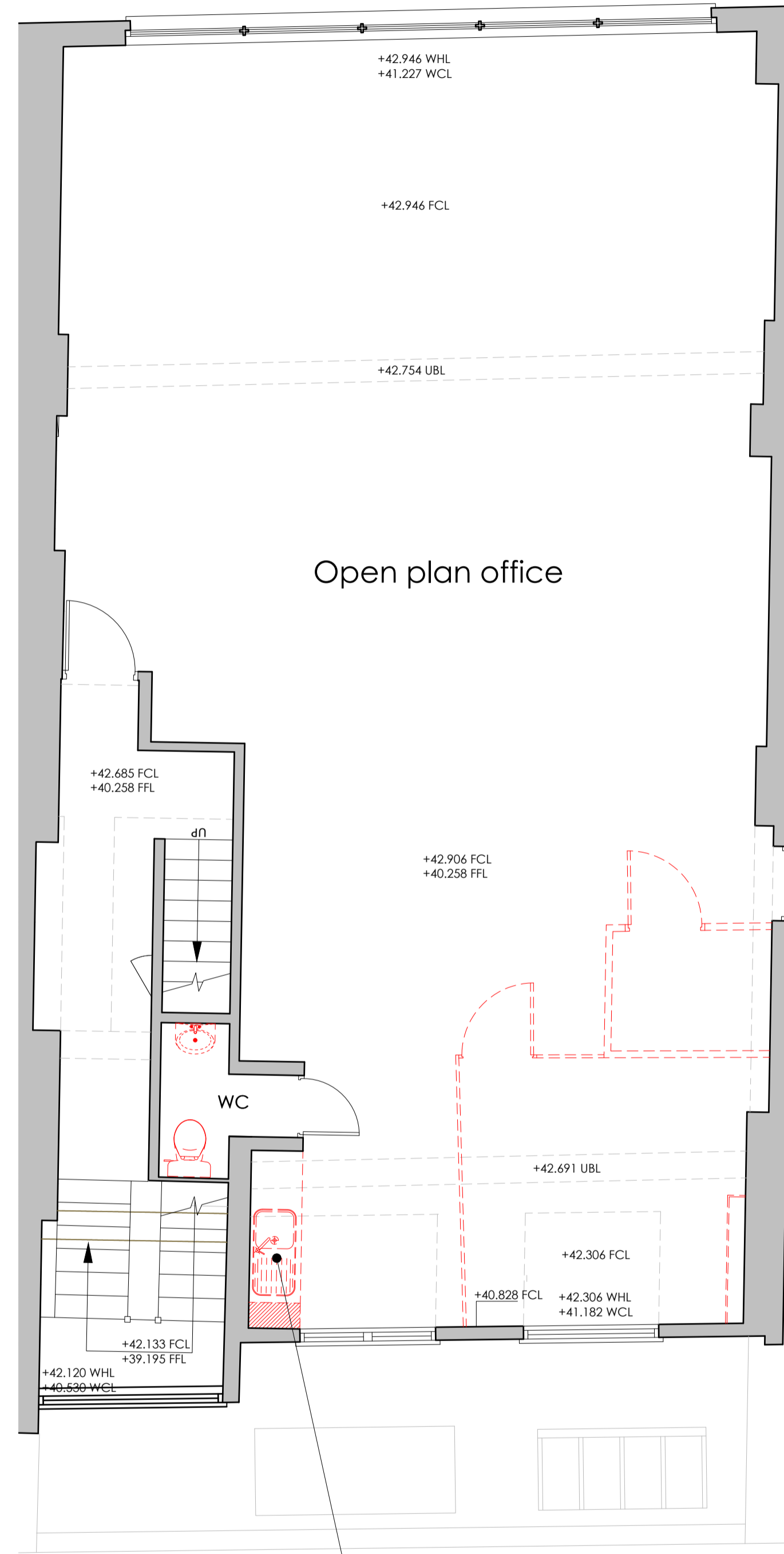
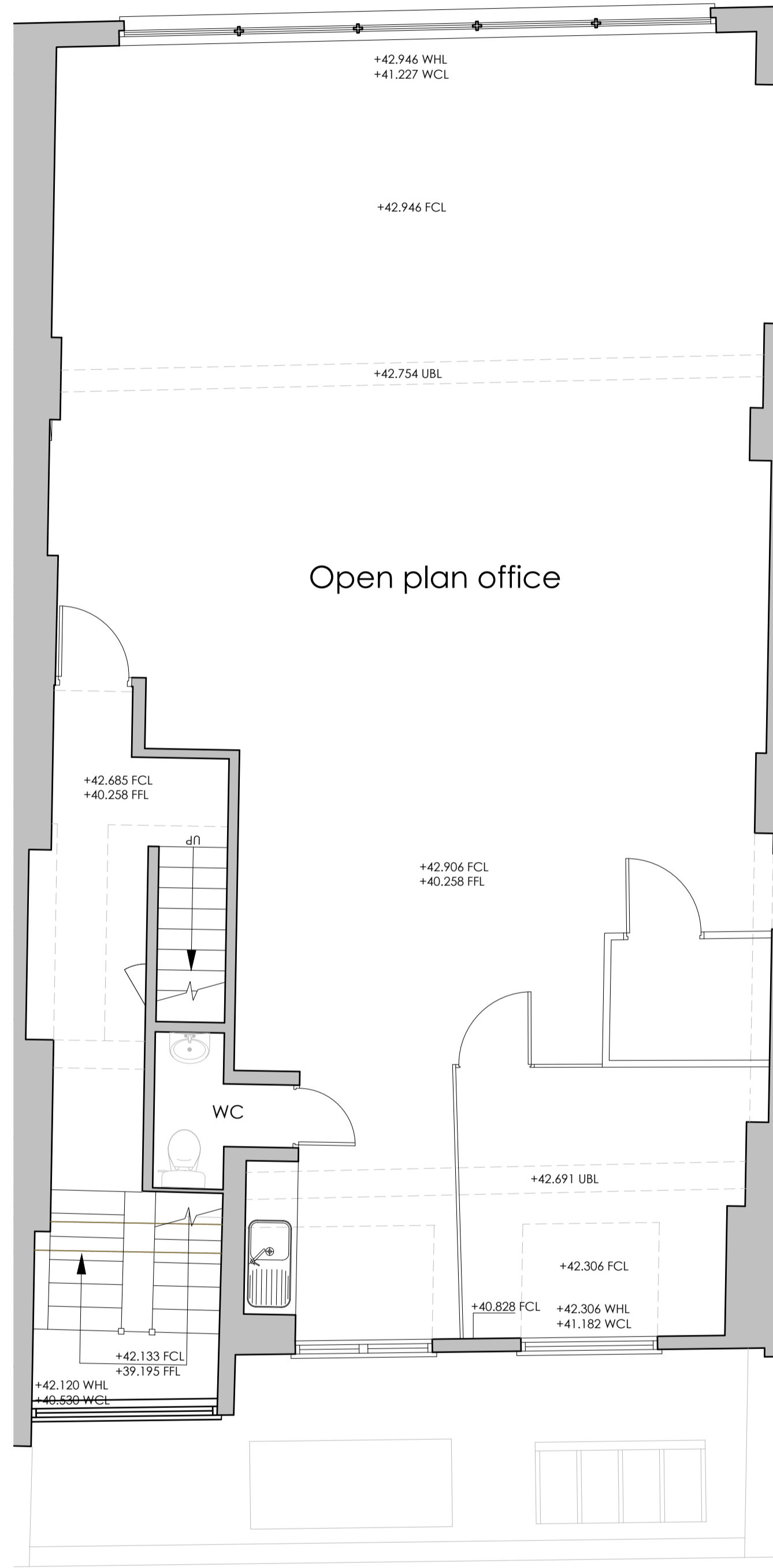


NOTES  
 Do not scale to ascertain dimensions.  
 Any error or omission shall be reported to the Surveyors before proceeding with the work.  
 Figured dimensions and levels should be verified by the Contractor on site before construction.  
 Copyright for all designs and drawings in whole or in part shall remain with the Surveyors in accordance with The Copyright Act.

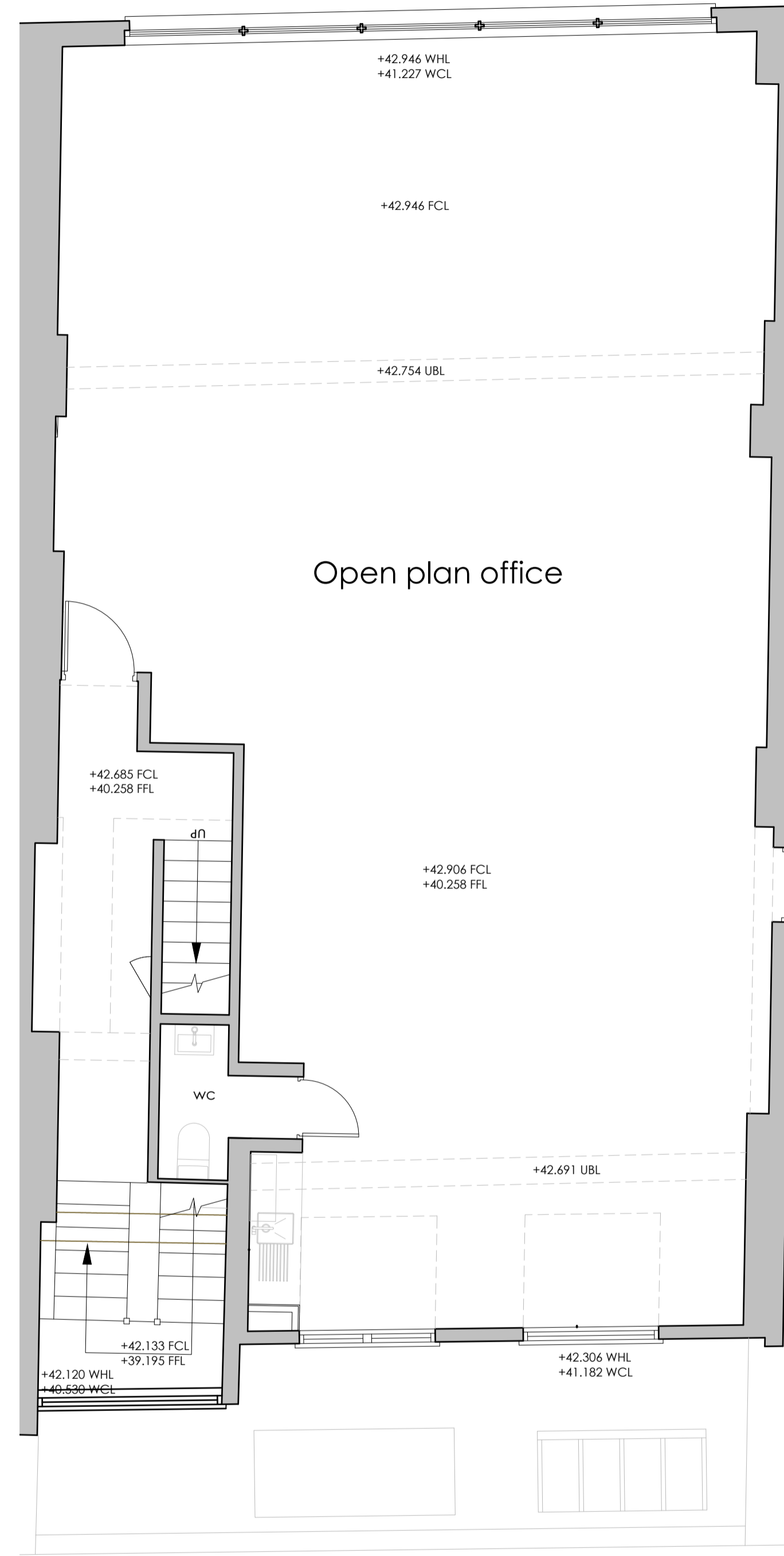
**DEMOLITION NOTES:**  
 ALL SERVICES SHOULD BE DISCONNECTED BEFORE DEMOLITION STARTS  
 A DETAILED METHOD OF WORK STATEMENT SHOULD BE PREPARED AND ISSUED BY THE CONTRACTOR BEFORE THE START OF DEMOLITION  
 ALL STRUCTURAL ALTERATIONS TO BE CONFIRMED BY STRUCTURAL ENGINEER PRIOR TO WORK COMMENCING ON SITE. TO INCLUDE HOW RETAINED STRUCTURE IS TO BE SUPPORTED THROUGHOUT CONSTRUCTION PERIOD.  
 DRAWINGS TO BE READ IN LINE WITH S.ENG AND M&E PACKAGES/SPECIFICATIONS.  
 ENSURE BUILDING IS WATERTIGHT, SAFE AND SECURE THROUGHOUT THE WORKS  
 THERE IS NO STRUCTURAL DEMOLITION OR STRUCTURAL ALTERATIONS PROPOSED AS PART OF THE WORKS

**INTERNAL STRIP OUT AND DEMOLITION KEY:**  
 - - - - - Internal non-load bearing partitions and doors and frames within them to be demolished

- To be removed/demolished including:
- Kitchenette
  - Sanitaryware within the existing wc's and redundant pipework and services
  - Vanity unit
  - Floor and wall covering with existing wc's



all existing kitchen units and associated plumbing and electrics to be removed and walls, floor and ceiling made good as necessary



EXISTING FLOOR LAYOUT

DEMOLITION

PROPOSED FLOOR LAYOUT

No	REVISION	DATE



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CLIENT  
 WEYBOURNE

PROJECT  
 5TH FLOOR, 16&17 LITTLE PORTLAND STREET  
 LONDON  
 W1W 8BP

DETAIL  
 FOURTH FLOOR PLANS

SCALE	1:50 @ A1	DRAWN	SL
DATE	15.07.2022	APPROVED	

FILE REF: -  
 DATE PLOTTED:  
 PLOT No:

JOB NO.	DRAWING NO.	REVISION
CA.21-2859	(2-)01	B