

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

DDA COMPLIANCE

If you have any questions about disabled access suitability, please do reach out to us.



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	£46,683 /annum	£25,008 /annum	£18,999.25	£227,991	CAT A+	Coming Soon
3rd	1,814	£136,050 /annum	£39,039 /annum	£21,768 /annum	£16,404.75	£196,857	CAT A+	Coming Soon
4th	1,080	£81,000 /annum	£20,833.25 /annum	£13,000 /annum	£9,569.44	£114,833.25	CAT A	Available
Total	6,552				£51,964.11	£623,569.25		

Ready to talk?



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