

16-17 LITTLE PORTLAND STREET

Fitzrovia



LDG



16-17 Little Portland Street







DESCRIPTION

Located within an attractive converted former warehouse, we have three fantastic industrial style workspaces which will spark any occupiers creativity. All three floors are fully renovated and fitted with meeting rooms, showcasing a range of architectural features including exposed red brickwork on the fourth floor, and a high pitched ceiling on the third floors. Having been fitted and furnished, the properties are ready to move into and occupy.

HIGHLIGHTS

- Converted Warehouse Office
- Fitted & Furnished Offices
- Good Natural Light From 2 Sides
- Brand New Air-Conditioning
- Exposed Brickwork (Fourth Floor Only)
- Private Restroom
- Kitchenette
- Wood Flooring
- Perimeter Trunking

CONNECTIVITY

Fibre is available in each individual office, through a direct contract with the supplier - G.Network. Further information upon request.

LEASE

Leased until June 2027, or longer with mutual breaks.

FITTED & FURNISHED

All floors have been fitted and furnished and are included in the quoting 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+	Available
3rd	1,814	£136,050 /annum	£39,039 /annum	£21,768 /annum	£16,404.75	£196,857	CAT A+	Available
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?



**HARRISON
EAGLES**

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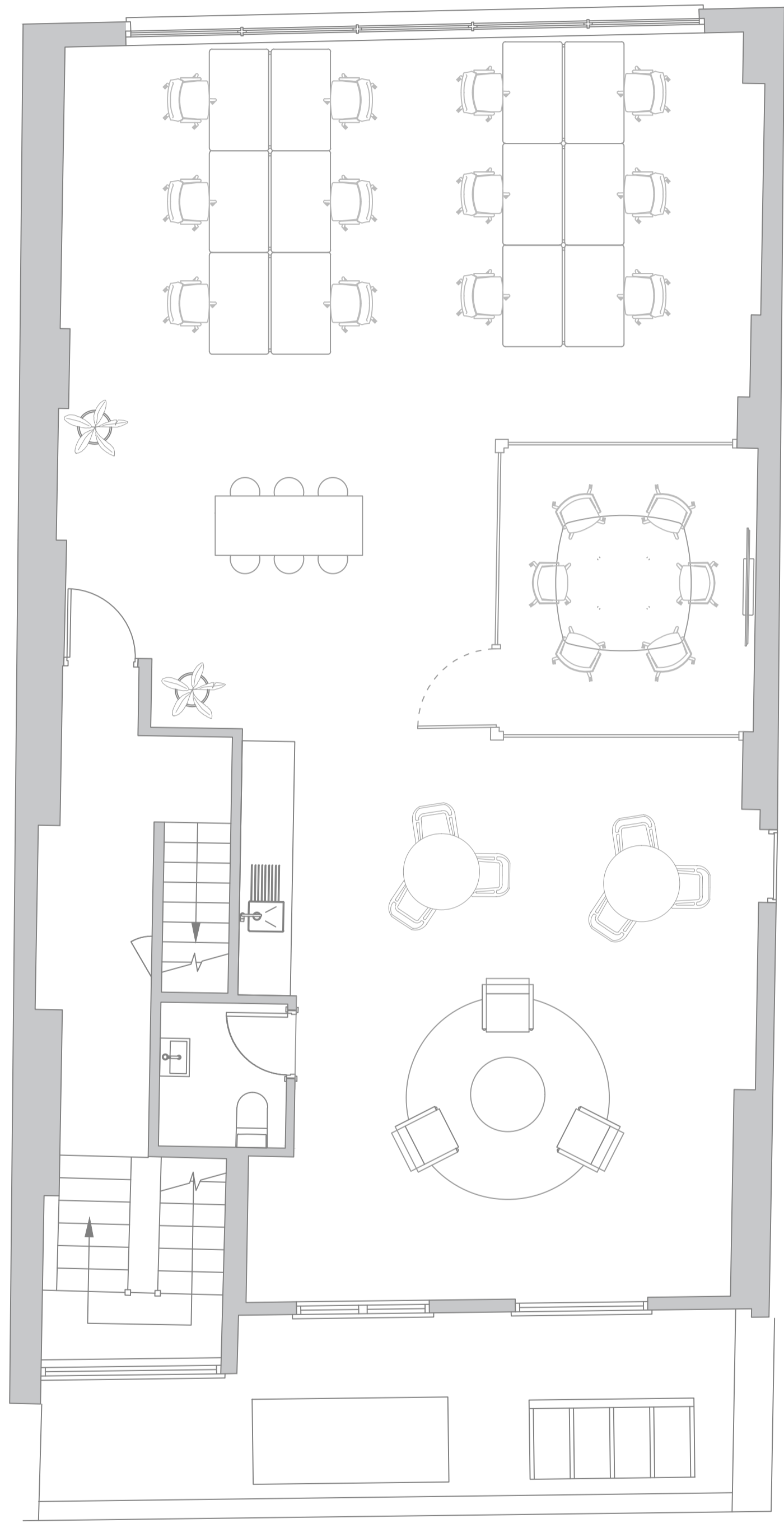
**HARRY
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16-17 Little Portland Street





NOTES

DIMENSIONS MUST BE VERIFIED ON SITE. DO NOT SCALE OFF THIS DRAWING. REFER ALSO TO WRITTEN SPECIFICATION WHERE APPROPRIATE.

REVISION	DATE
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FEATURES

FIXED DESK SPACE	12
FLEXIBLE WORKING SPACE	6
MEETING ROOM	2 (1 x 6P)
BREAKOUT SEATING SPACE	9



CLIENT

WEYBOURNE

PROJECT

LITTLE PORTLAND STREET

DESCRIPTION

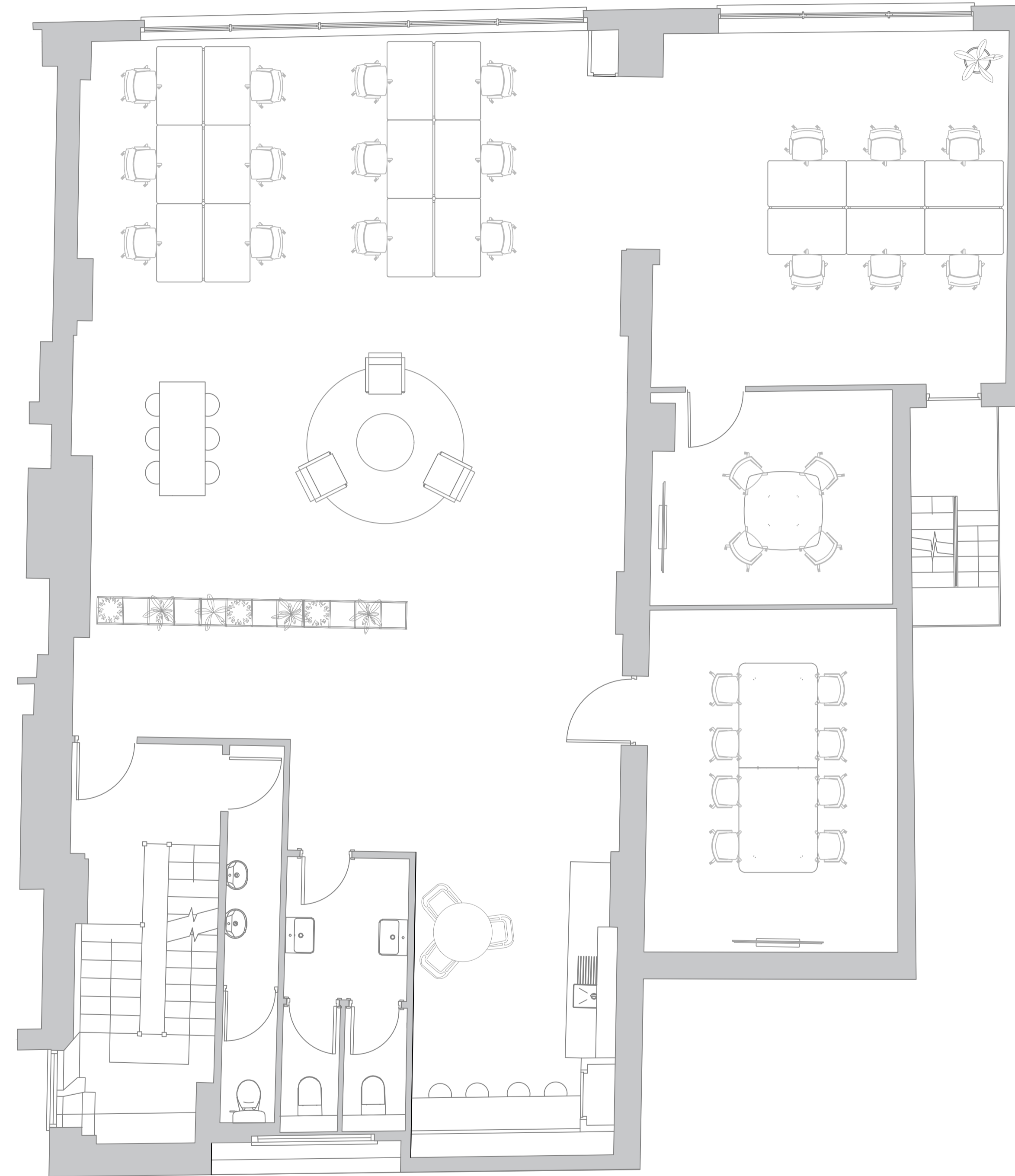
FOURTH FLOOR GENERAL ARRANGEMENT

SCALE 1:50 @ A1

DATE 28.03.2024

EC1 BUILD

ECB1044



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REVISION	DATE

FEATURES

FIXED DESK SPACE	18
FLEXIBLE WORKING SPACE	6
MEETING ROOM	2 (1 x 4P 1 x 8P)
BREAKOUT SEATING SPACE	10



CLIENT

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PROJECT

LITTLE PORTLAND STREET

DESCRIPTION

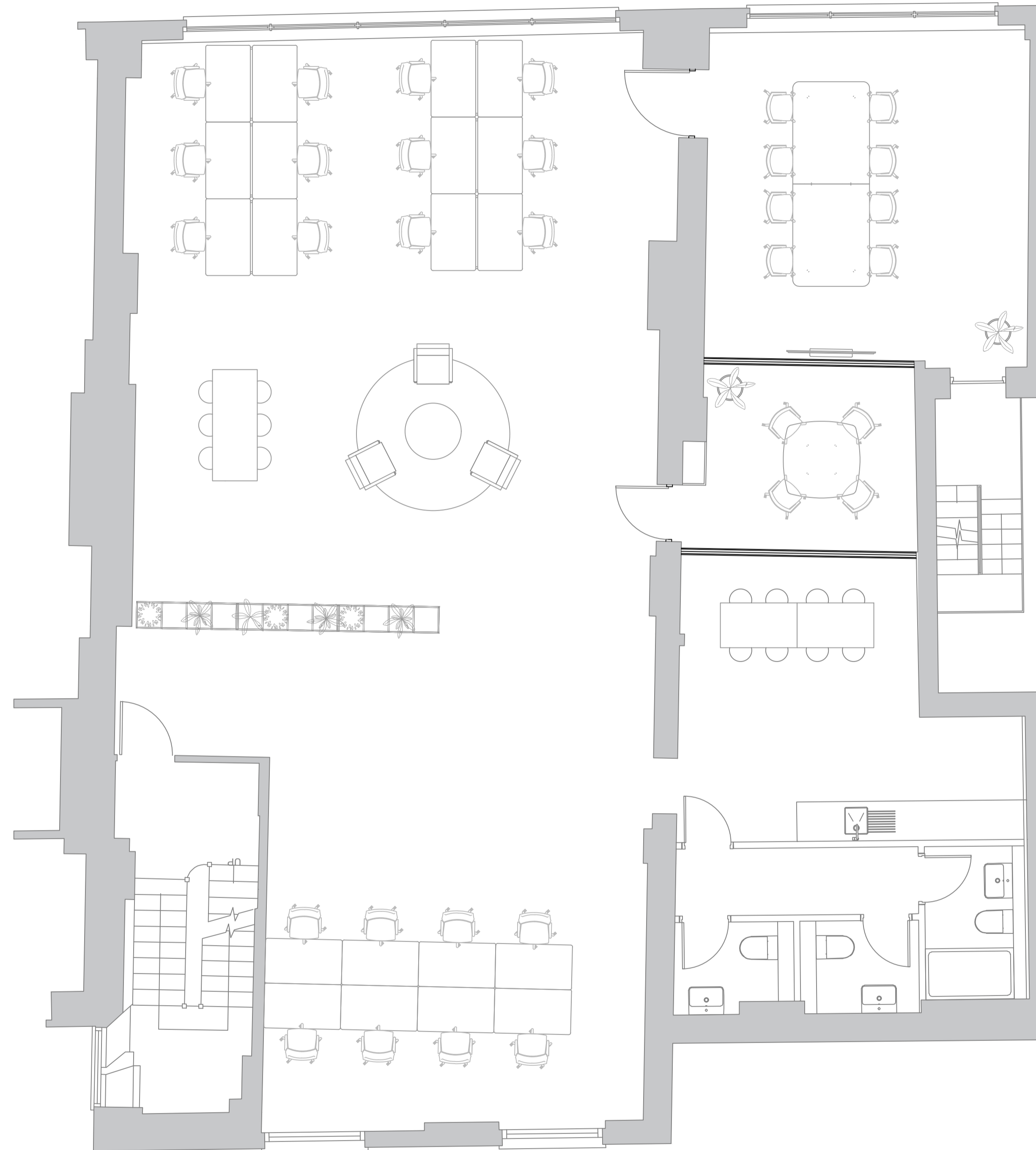
THIRD FLOOR GENERAL ARRANGEMENT

SCALE 1:50 @ A1

DATE 28.03.2024

EC1 BUILD

ECB1044



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REVISION	DATE

FEATURES

FIXED DESK SPACE	20
FLEXIBLE WORKING SPACE	6
MEETING ROOM	2 (1 x 4P 1 x 8P)
BREAKOUT SEATING SPACE	11



CLIENT

WEYBOURNE

PROJECT

LITTLE PORTLAND STREET

DESCRIPTION

SECOND FLOOR GENERAL ARRANGEMENT

SCALE 1:50 @ A1

DATE 28.03.2024

EC1 BUILD

ECB1044