

32-36 GREAT PORTLAND STREET

Fitzrovia



LDG



32-36 Great Portland Street







## HIGHLIGHTS

- Modern Refurbishment
- Wood Flooring
- Excellent Natural Light
- Air-Conditioning
- Passenger Lift
- Private Kitchenettes
- Refurbished Communal Cloakrooms
- Perimeter Trunking

## DESCRIPTION

A prominent building within moments of Oxford Circus. Each floor offers excellent levels of natural light, with windows at the front and rear and skylights on the ground floor. It is understood that the landlord is considering undertaking a full refurbishment of the offices to provide a modern and state-of-the-art office environment including brand new HVAC. A full specification of the new office designs are to be confirmed. The building's entrance hall is smartly designed suitable for any industry wanting to make an excellent first impression.

## REFURBISHMENT

We understand that the floor will be undergoing a full refurbishment with new aircon being installed.

## 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.

## LEASE

Leases from 3 years, or longer.

## WHEN CAN YOU MOVE IN?

Summer 2024.

## VAT

This building is elected for VAT.

## CONNECTIVITY

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

## 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

- Vapiano - Wahacca  
- MEATliquor - 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.

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Schedule of Accommodation

Demise	sq ft	Rent	Rates Payable	Service Charge	Total month	Total year	Availability
1st	2,300	£172,500 per annum	£53,760 /annum	£27,600 /annum	£21,155	£253,860	Available
3rd	1,650	£123,750 per annum	£40,704 /annum	£27,571 /annum	£16,002.08	£192,025	Available
5th	1,540	£115,500 per annum	£38,144 /annum	£25,733 /annum	£14,948.08	£179,377	Available
<b>Total</b>	<b>5,490</b>				<b>£52,105.16</b>	<b>£625,262</b>	

Ready to talk?



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