

32-36 GREAT PORTLAND STREET

Fitzrovia



LDG



32-36 Great Portland Street







HIGHLIGHTS

- Modern Refurbishment
- Wood Flooring
- Excellent Natural Light
- Brand New Air-Conditioning
- Passenger Lift
- Private Kitchenettes
- Refurbished Communal Cloakrooms
- Perimeter Trunking
- New Shower To Be Installed
- Wheelchair Accessible

DESCRIPTION

A prominent building within moments of Oxford Circus. Each floor offices excellent levels of natural light, with windows at the front and rear and skylights on the ground floor. Our client is 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 buildings entrance hall is smartly designed suitable for any industry wanting to make an excellent first impression.

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.



Schedule of Accommodation

Demise	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
1st	2,300	£172,500 /annum	£57,330 /annum	£33,350 /annum	£21,931.67	£263,180	Available
3rd	1,650	£123,750 /annum	£43,407 /annum	£23,925 /annum	£15,923.50	£191,082	Available
5th	1,540	£115,500 /annum	£40,677 /annum	£22,330 /annum	£14,875.58	£178,507	Available
Total	5,490				£52,730.75	£632,769	

Ready to talk?



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