

19-21 GREAT PORTLAND STREET

Fitzrovia



LDG



19-21 Great Portland Street







DESCRIPTION

If you're looking for an office packed with natural light, look no further than 19-21 Great Portland Street. Both offices benefit from windows from three sides, and have been fitted with a generous range of meeting rooms in addition to open plan working, perfect a collaborative and client facing working environment. Both floors benefit from large kitchens and break-out areas.

HIGHLIGHTS

- Fitted & Furnished Offices
- Brand New Flooring
- Good Ceiling Heights
- Windows On 3 Sides
- Passenger Lift
- Sash Windows
- Central Heating
- Multiple Cable Management Solutions
- Video Entryphone
- Kitchenette
- Air-Conditioning

CONNECTIVITY

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

USE

Class E – Suitable for offices, medical and educational uses.

LEASE

Leases from 3 years, or longer.

WHEN CAN YOU MOVE IN?

Immediately, subject to contract.

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.

DDA COMPLIANCE

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

FITTED & FURNISHED

The Landlord is open to fitting the office with meeting rooms and / or furnish the office, subject to negotiation including an increased rent to £87.50 per sq.ft.

PHOTOGRAPHY

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

COMMUTE

Oxford Circus - 1 mins
Tottenham Court Road - 6 mins
Bond Street - 8 mins
Goodge Street - 11 mins
Great Portland Street - 13 mins

PARKING

Cavendish Square - 5 mins

FOODIE HOTSPOTS

- Vapiano - Wahacca
- MEATliquor - Honest Burger

LIQUID LUNCH

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

A STRETCH AWAY

- Rowbots - F45
- PureGym - The Gym

VAT

This building is elected for VAT.

FURTHER INFORMATION

EPC & other reports are available upon request.



Schedule of Accommodation

Floor/Unit	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
2nd	2,830	£205,175 /annum	£68,250 /annum	£39,620 /annum	£26,087.08	£313,045	Available
3rd	2,710	£203,250 /annum	£72,618 /annum	£37,940 /annum	£26,150.67	£313,808	Available
Total	5,540				£52,237.75	£626,853	

Ready to talk?



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