

TO LET

CHARACTERFUL NEWLY REFURBISHED CREATIVE OFFICE SPACE IN THE HEART OF FITZROVIA

LITTLE PORTLAND STREET (16-17), FITZROVIA, LONDON, W1W 8BP



1,995 SQ. FT. (185.34 SQ. M.) – 1st Floor

LOCATION ([GOOGLE MAPS](#))

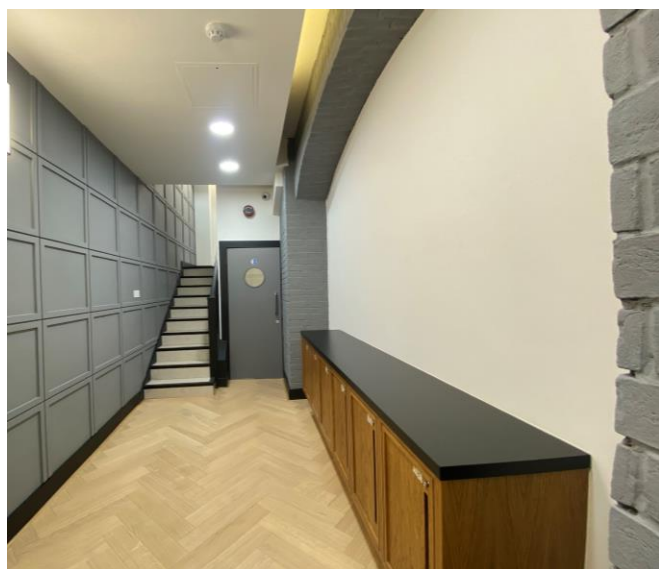
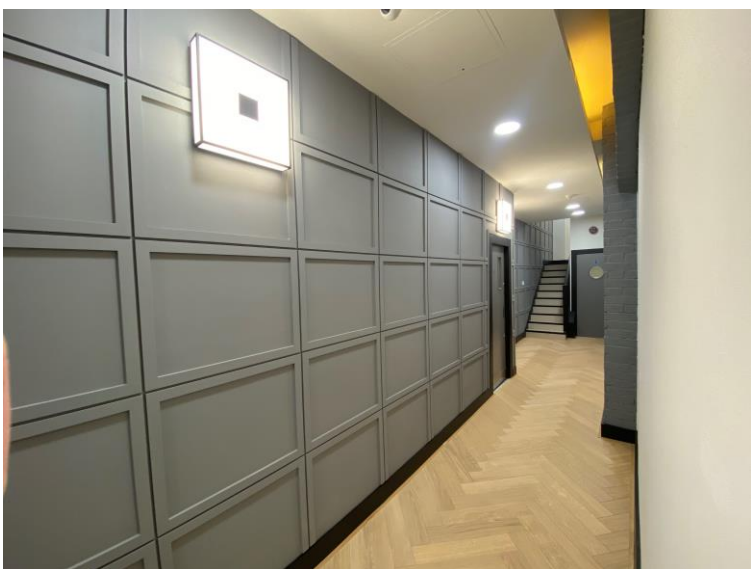
Located centrally on a quiet street just a 2 minute walk north of Oxford Circus, to the East Regents Street. Local amenities include: The Wigmore, The Langham Hotel, Market Halls, Market Place... the list goes on! Transport links from Oxford Circus include Central, Victoria & Bakerloo Underground Lines. Furthermore there are various bus routes along Oxford Street, West to East and Regents Street North to South.

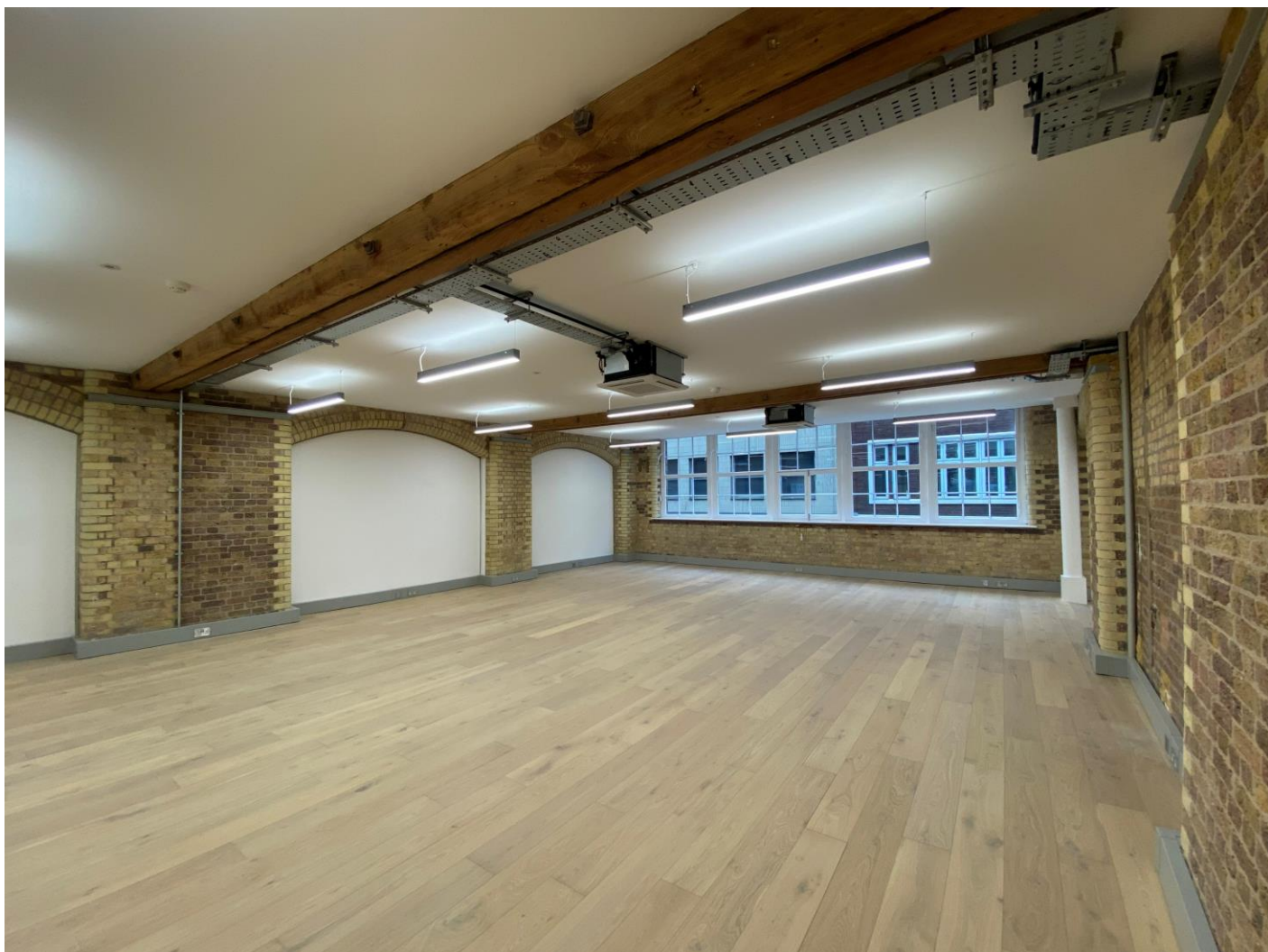
rib.co.uk

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Misrepresentation Act 1967. These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.







DESCRIPTION

A well-appointed, newly refurbished workspace now available in this superbly located building. The 1st floor office has a contemporary internal specification to suit a range of business needs along with exposed brickwork and beams. Characterful period features are in abundance.

LEASE

A New Effective Full Repairing & Insuring Lease for a term to be agreed, direct with the Landlord.

EPC

Available upon request.

FINANCIALS

Area	Fitzrovia
Size (sq. ft.)	1,995
Quoting Rent (p.a.) excl.	£140,000
Estimated Rates Payable (p.a.)	£52,000
Service Charge (p.a.)	£14,000
Estimated Occupancy Cost (p. a.)	£206,000

In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

AMENITIES

- Comfort Cooling
- Fitted Kitchenette
- 3 x WC's & 1 x Shower
- LED Lighting
- Refurbished Common Parts
- Great Natural Light
- Characterful Features Throughout
- Exposed Brick Walls
- Timber Floor Throughout
- Perimeter Trunking
- Entry Phone

POSSESSION

Upon completion.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWINGS:

Strictly through Robert Irving Burns and Edward Charles & Partners.

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