

# 14 LITTLE PORTLAND STREET

**TO LET**

NEWLY REFURBISHED CREATIVE WORKSPACE  
CLOSE TO OXFORD CIRCUS

**FULLY FURNISHED OPTION AVAILABLE**

SUITABLE FOR CLASS E

**1ST & 2ND FLOORS | FROM 721 TO 1,590 SQ.FT**



**RIB**  
ROBERT IRVING BURNS

VICTORIA

07



KING'S CROSS  
ST PANCRAS

08



CHARING CROSS

12



PADDINGTON

12



LIVERPOOL  
STREET

14



WATERLOO

14



CANARY WHARF

25



HEATHROW

40



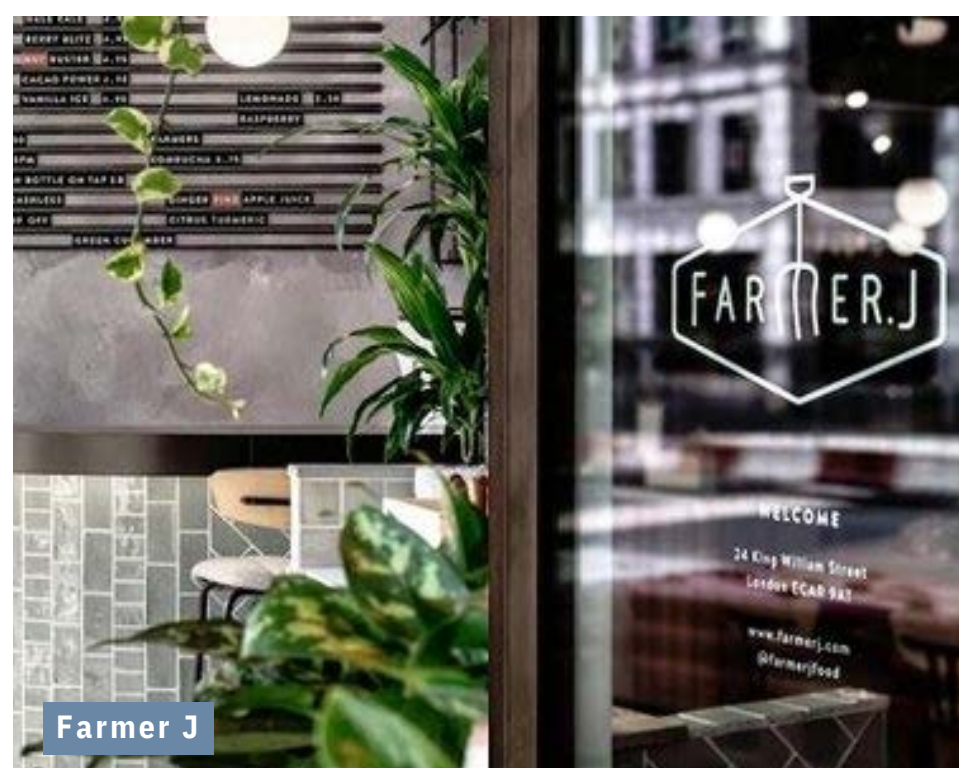
- Victoria
- Piccadilly
- Central
- Jubilee
- Waterloo & City
- Bakerloo
- Circle
- Hammersmith & City
- Metropolitan
- Northern
- District



Oxford Circus



Riding House Cafe



Farmer J



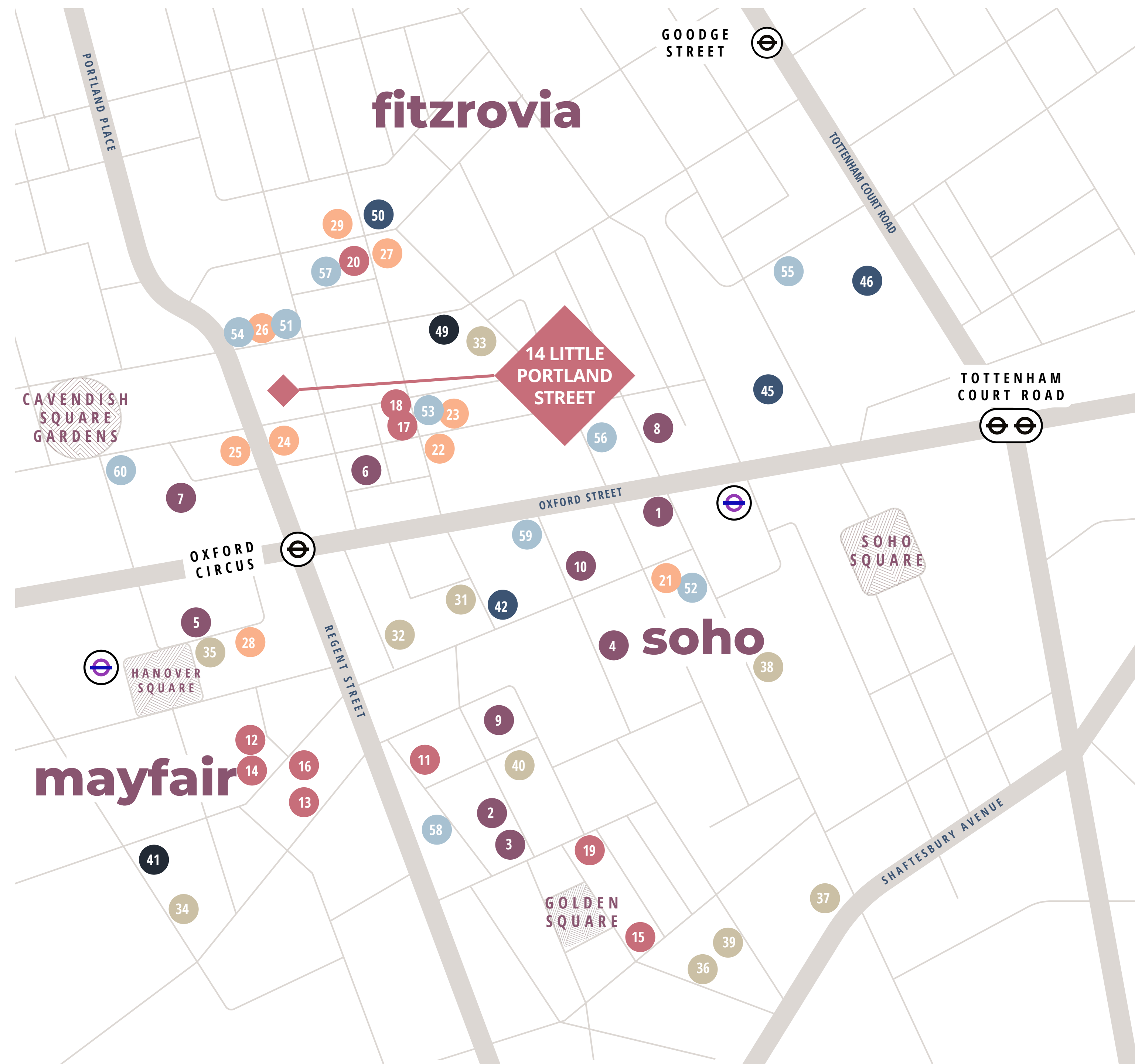
The Wigmore

## Location

Located in the heart of London's West End, with Great Portland Street serving as a prominent thoroughfare connecting to Oxford Street, Little Portland Street has recently been pedestrianized providing direct access to Regent Street.

The area is known for its diverse mix of bars, restaurants, high-end retailers, and leisure operators. Fitzrovia has experienced significant growth and regeneration, with notable developments such as The BBC HQ and Fitzroy Place. It attracts renowned office occupiers in the TMT sector such as Sony, Facebook, MTV, Lionsgate Films, and The British Film Industry.

Market Place, located near the property, is a popular destination for bars, restaurants, and retail establishments. Its widened pavements provide valuable outside seating options. Popular local occupiers include The Wigmore, The Langham Hotel and Farmer J.



## Local Occupiers & Amenities

### BARS

- 01 Simmons Bar
- 02 Nightjar
- 03 Cahoots
- 04 Barrio
- 05 Dirty Martini
- 06 The Cocktail
- 07 Club Swingers
- 08 Berners Tavern
- 09 Antidote Wine
- 10 Bar Brewdog

### RESTAURANTS

- 11 Dishoom
- 12 Pollen Street Social
- 13 Sketch
- 14 Goodman
- 15 Kiln
- 16 Ergon Deli
- 17 Honest Burgers
- 18 Island Poké
- 19 Sticks 'n' Sushi
- 20 Riding House Cafe

### COFFEE

- 21 Comptoir Gourmand
- 22 Soho Ole & Steen
- 23 Costa
- 24 Pret
- 25 Joe & The Juice
- 26 Workshop Coffee
- 27 Kaffeine
- 28 Starbucks
- 29 Archetype Coffee
- 30 Attendant Coffee Roasters

### CULTURAL

- 31 The Photographers Gallery
- 32 The Palladium
- 33 Cartoon Gallery
- 34 Halcyon Gallery
- 35 Pace Gallery
- 36 Piccadilly Theatre
- 37 Apollo Theatre
- 38 Soho Comedy Factory
- 39 Reem Gallery
- 40 The Fine Art Society London

### OCCUPIERS

- 41 Allfunds bank
- 42 PlayStation
- 43 Bakkavor Estée
- 44 Lauder
- 45 Facebook
- 46 Freuds
- 47 Heineken
- 48 Netflix
- 49 Lionsgate
- 50 F45 HQ

### WELLNESS

- 51 Psyche
- 52 Frame
- 53 Rowbots
- 54 Ted's Grooming
- 55 Charles Worthington Salon
- 56 The Gym Group
- 57 F45
- 58 Barry's Soho
- 59 SoulCycle
- 60 1Rebel

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## Description

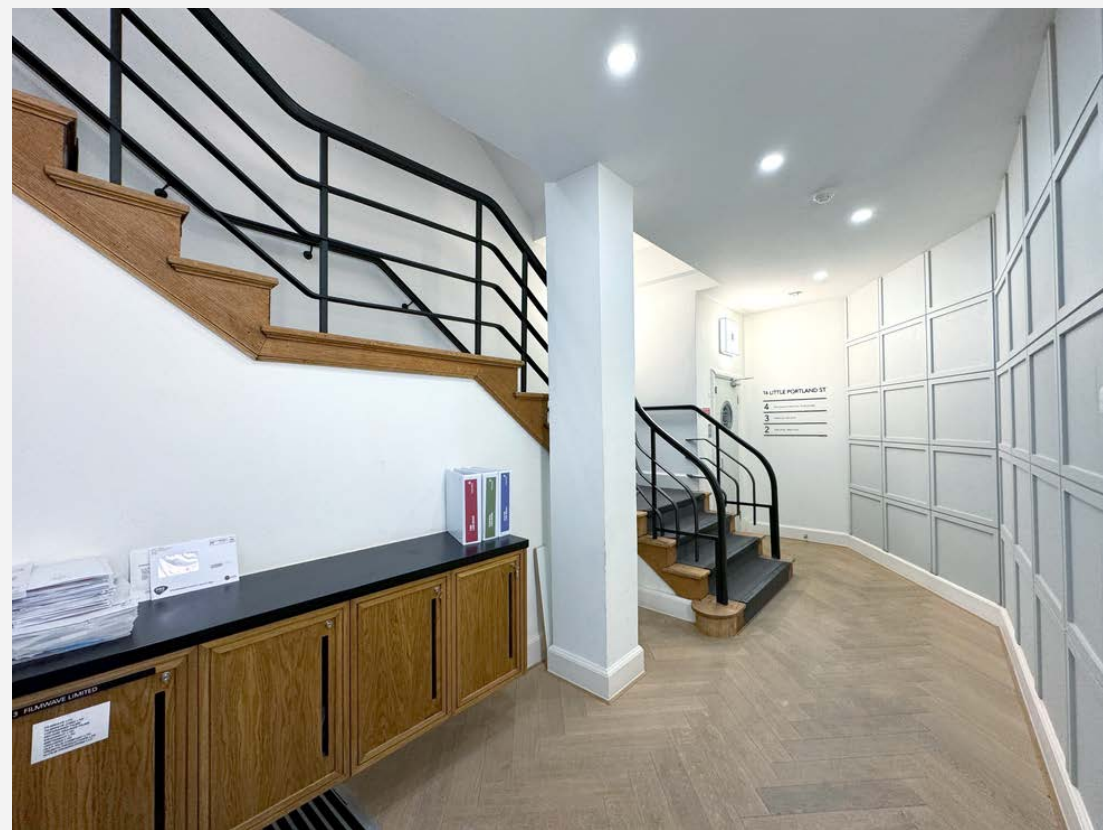
This newly refurbished office building has been renovated from top to bottom. There are office suits available on 1st and 2nd Floor.

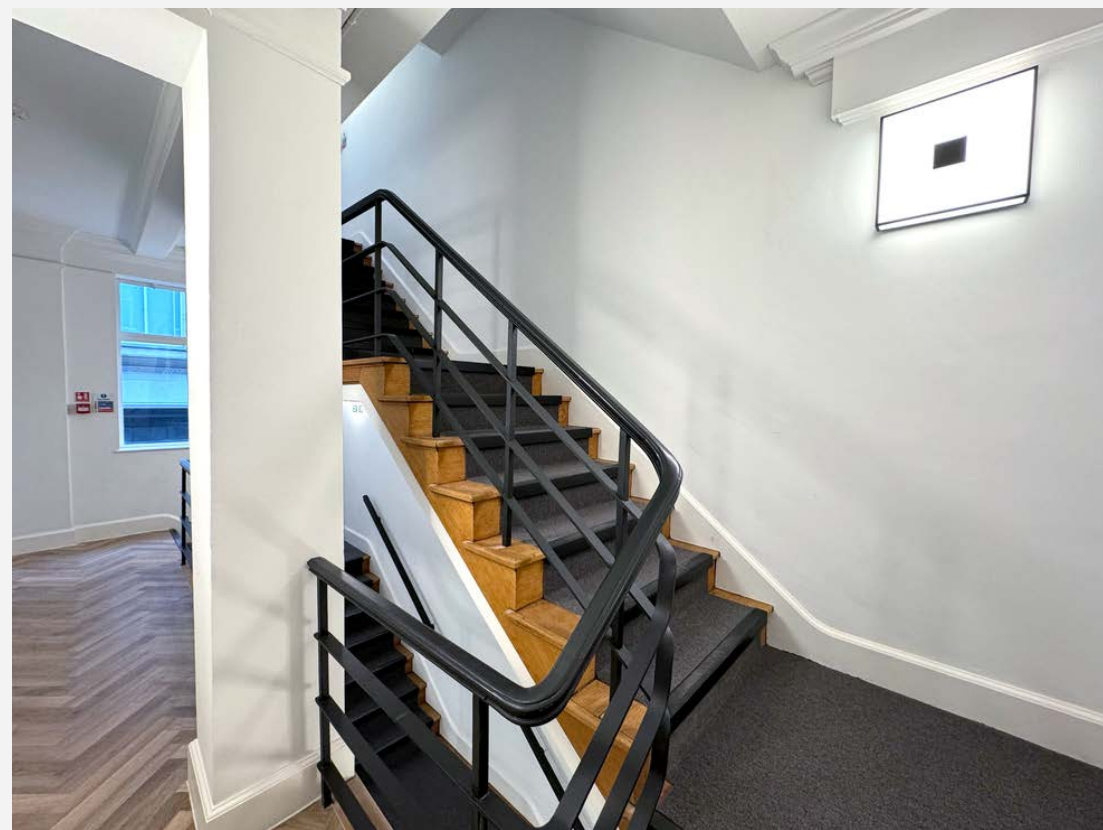
The building has newly designed common parts and is accessed by a communal staircase and lift. The units benefit from great natural light afforded from two sides with herringbone flooring and carefully balanced industrial features.

The floors can come fully furnished or simply fitted. The spaces are ideal for a range of different businesses wanting to be a part of London's beating West End.

## Specifications

- Meeting Room (2nd Floor)
- Herringbone Timber Flooring (2nd Floor)
- Perimeter Trunking
- Excellent natural light (front and rear)
- Passenger Lift
- LED Lighting
- Comfort Cooling
- Newly fitted kitchenette
- Newly refurbished WC's



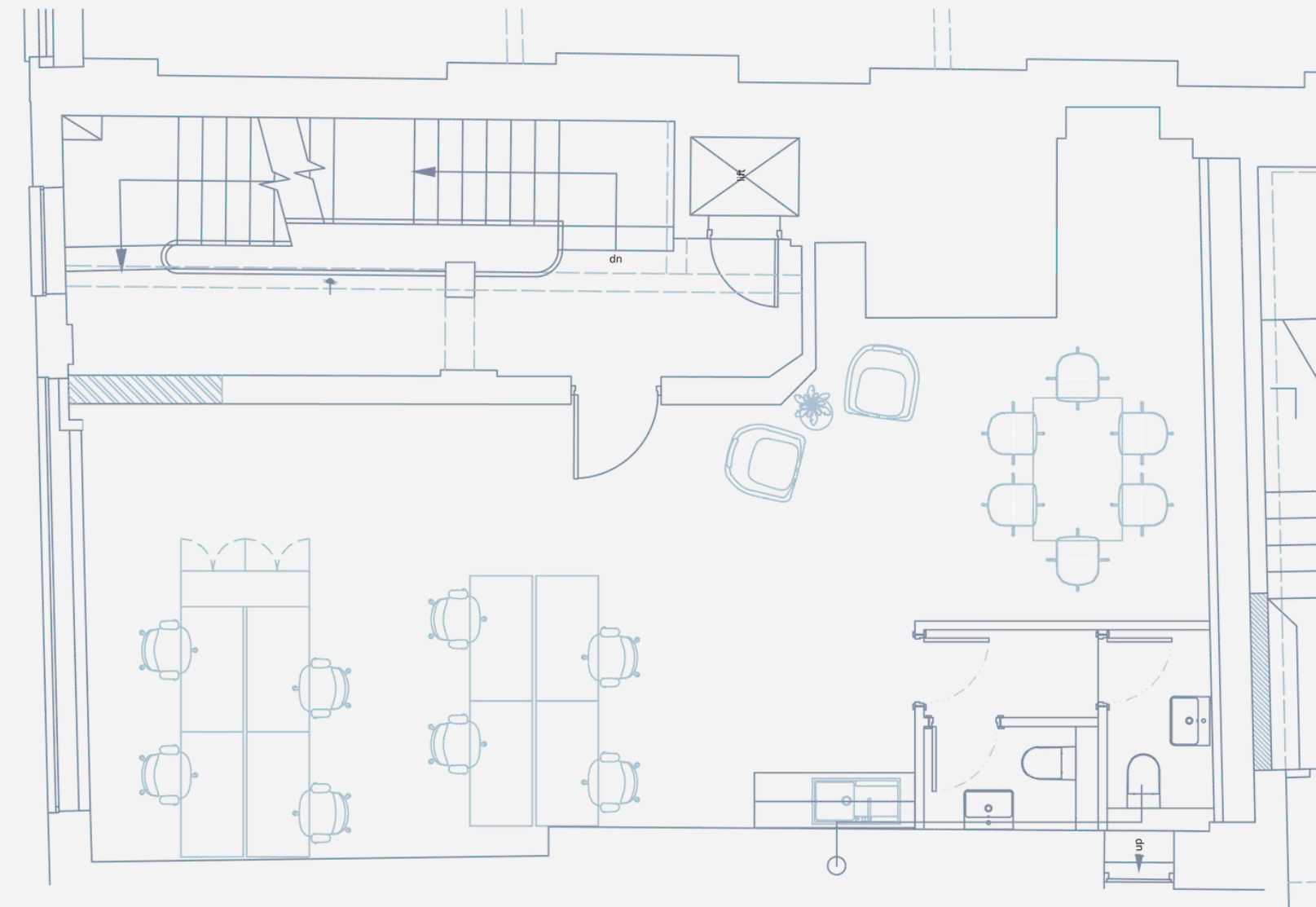


# Financials

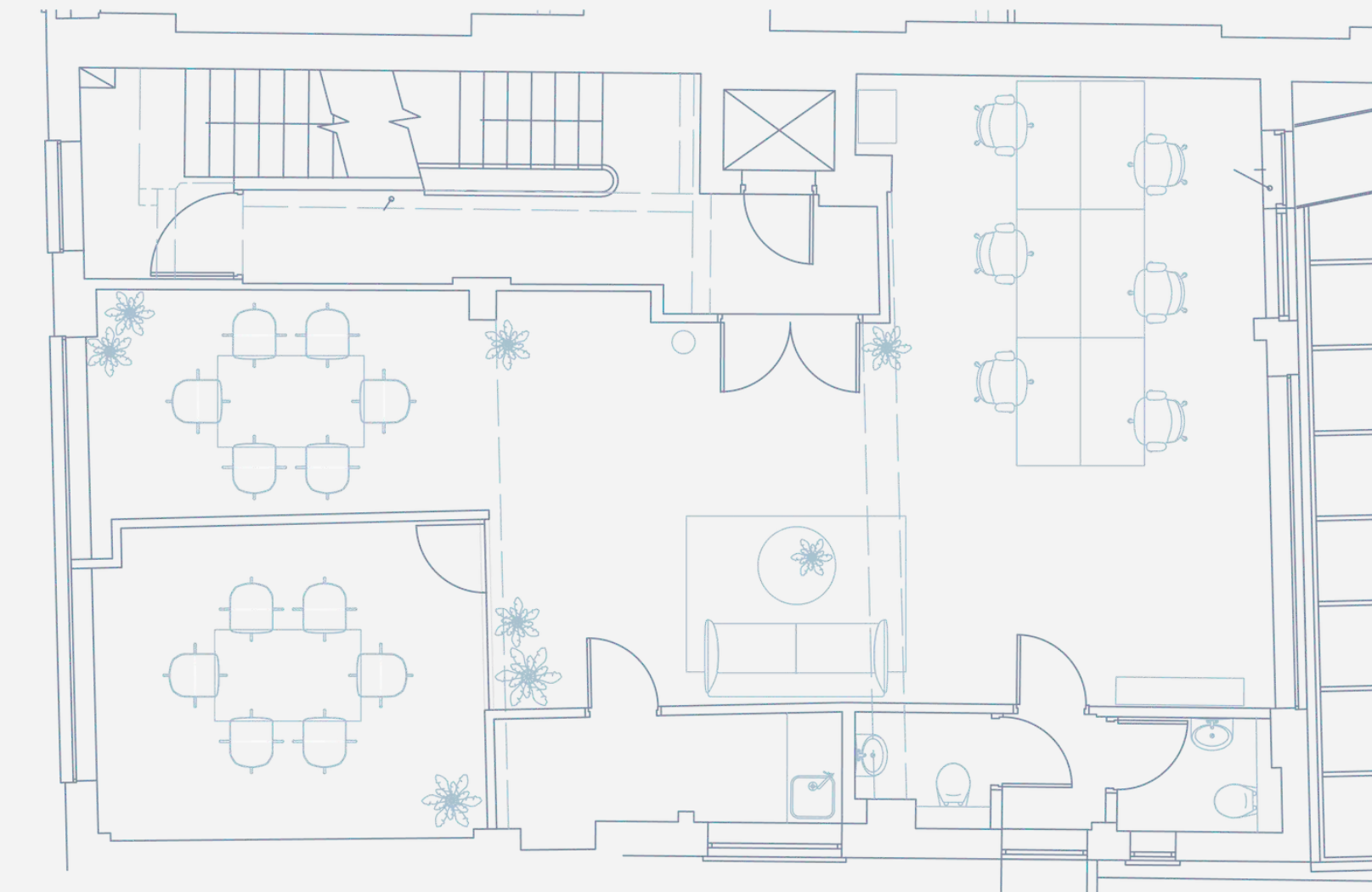
Floor	1st	2nd	Total
<b>Size (sq.ft.)</b>	<b>721</b>	<b>869</b>	<b>1,590</b>
<b>Rent (p.a.) excl.</b>	£53,798	£58,658	£112,455
<b>Current Service Charge</b>	£11,525	£12,568	£24,090
<b>Estimated Rates Payable (p.a.)</b>	<b>£18,331*</b>	£20,709	£39,040
<b>Estimated Occupancy Cost excl. (p.a.)</b>	<b>£83,653</b>	<b>£91,934</b>	<b>£175,585</b>

In regard to business rates and service charge 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.

\*Please note that the property is not listed on the rating list. The provided figure shows an estimate figure.



**First Floor** 721 SQFT/ 66.98 SQM  
Not to scale.



**Second Floor** 869 SQFT/ 80.73 SQM  
Not to scale.

## LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

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

## EPC

Available on request.

## VAT

The building is elected for VAT.

## FLOOR PLANS

Scaled plans available on request.

## CONTACT US

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