



**GREAT PORTLAND STREET**  
LONDON W1W 5DD

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RIB

ROBERT IRVING BURNS



# TO LET

## SELF CONTAINED OFFICE ARRANGED OVER 1ST FLOOR

THE PREMISES MAY BE CONSIDERED FOR CLASS E USES

4,368 SQ.FT (405.80 SQ.M)



VIDEO TOUR

# LOCATION

The premises boasts fantastic connectivity being uniquely located directly above Great Portland Street Underground Station (Metropolitan, Hammersmith & City and Circle line) at the junction of Great Portland Street and Euston Road. The area benefits from a number of retail occupiers, namely Tesco Express, Pret a Manger, Itsu, The Albany Pub, Pizza Express and Peyton and Byrne. Some others are pictured left.

The property itself also has Blacksheep Coffee, Istanbul - cafe and bistro and Portland dry cleaners as handy occupiers.



IBERICA



THE ALBANY PUB



THE LORE OF THE LAND



STEAK & LOBSTER



PEYTON & BYRNE



SIXES SOCIAL

# LOCAL OCCUPIERS & AMENITIES

## OCCUPIERS

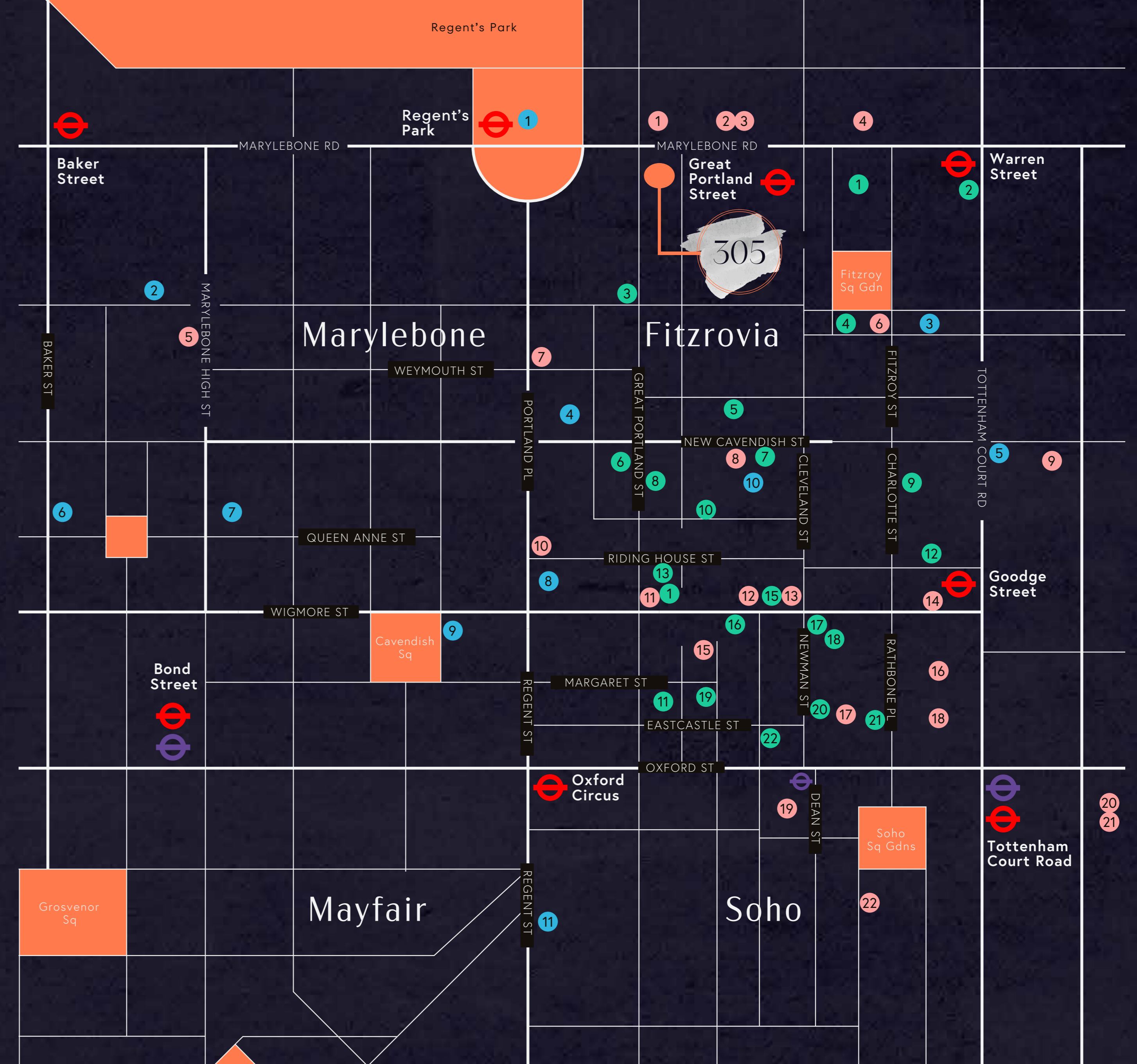
1. Lendlease
2. Santander
3. Dentsu Aegis
4. Sky Scanner
5. MatchesFashion/Joseph
6. WDAD Communications
7. RIBA
8. British Olympic Association
9. Liverpool Football Club
10. BBC
11. Engine Group/Mischief
12. Netflix
13. Estee Lauder Companies
14. Wingfield PR
15. Brown Forman
16. VMLY&R
17. Facebook
18. Freuds PR
19. COAL London
20. Google
21. NBC Universal
22. GC Advertising

## RESTAURANT AND BARS

1. Honey & Co
2. Steak & Lobster
3. Iberica
4. Lore of the Land
5. The Lucky Pig Cocktails
6. Portland
7. Harris and Hoole
8. Sushi Atelier
9. Mere
10. The Attendant
11. EL&N
12. Reverence JW Simpson
13. Kaffeine
14. Riding House Café
15. Percy & Founders
16. Mortimer House Kitchen
17. Mr Fogg's
18. Roka
19. Rovi
20. Mandrake Hotel
21. Circolo Popolare
22. Berners Street Tavern


## GYMS

1. Regent's Park Tennis Centre
2. BXR Boxing Gym
3. F45
4. Puregym
5. Fitness First
6. KOBOX
7. Third Space
8. Psyche
9. Barrecore
10. Ten Health & Fitness
11. Barry's



# CONNECTIVITY


Walking times from **305 GREAT PORTLAND STREET** to:

**Great Portland Street**   
less than 1 minute

**Fitzroy Square Garden**  
5 minutes

**Regent's Park**   
4 minutes


**Oxford Street**  
15 minutes

**Warren Street**   
7 minutes

**Baker Street**  
15 minutes

Underground times from **305 GREAT PORTLAND STREET** to:


**Paddington**   
6 minutes

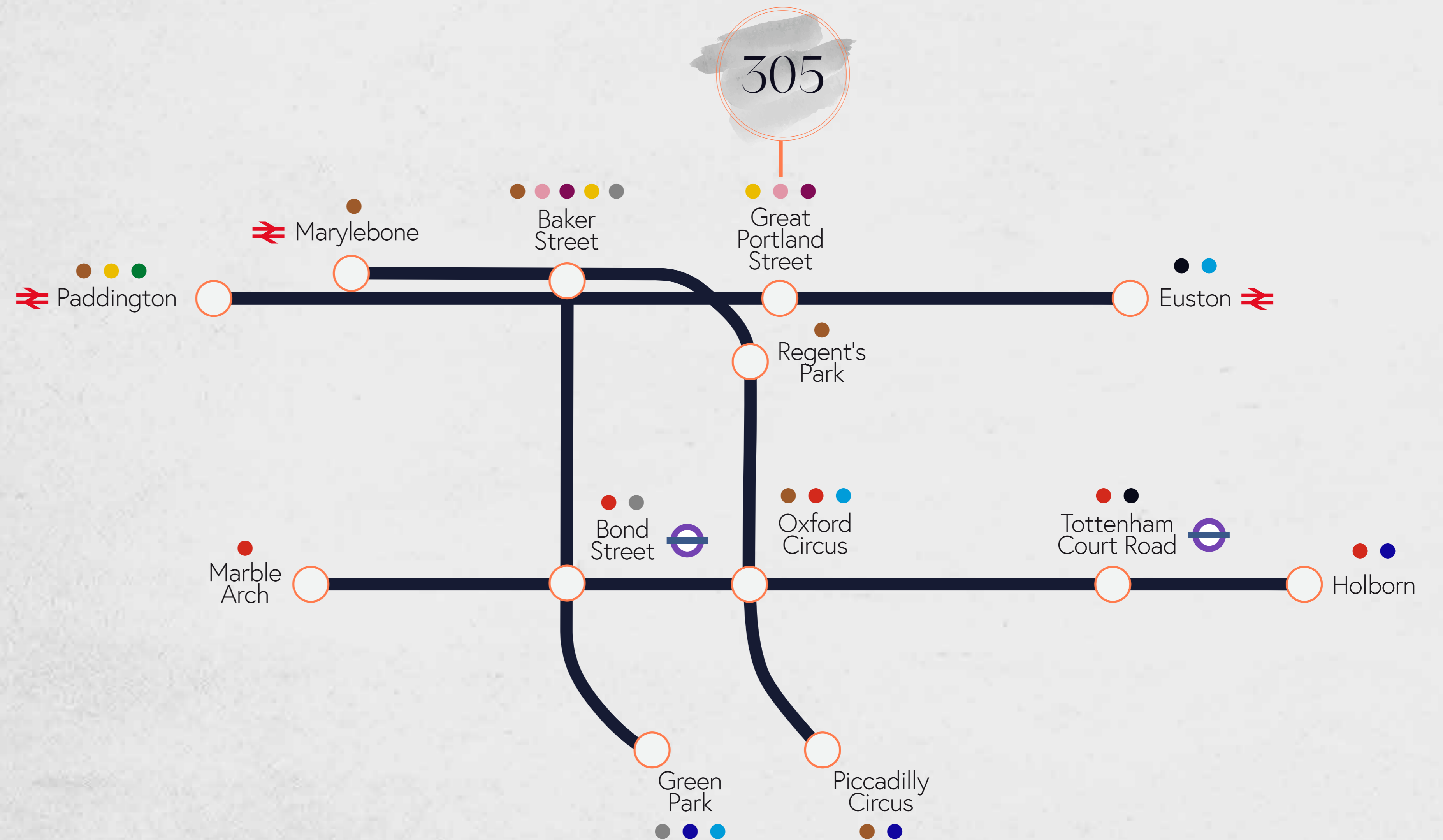
**Oxford Circus**   
2 minutes

**Victoria**   
6 minutes

**Tottenham Court Road**    
3 minutes

**Farringdon**   
11 minutes

**Liverpool Street**   
12 minutes



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# DESCRIPTION

This iconic 360 degree office is largely situated over the first floor above London's historic Great Portland Street Underground Station.

The space offers fantastic natural light from all sides and is fitted out as semi open plan and cellular offices. There are 3 WCs and shower on the 1st floor along with kitchen.

The opportunity is self-contained and accessed via a separate doorway next to the underground's easterly exit.

The space comes fully fitted and furnished.



# AMENITIES

 Excellent Natural Light

 Reception Area

 Impressive Staircase

 W/Cs & Shower Facilities

 Staff Kitchen & Breakout Area

 Part Open Plan Accommodation

 Air Conditioning (Not Tested)

 Carpet

 Fibre Connection (Not Tested)

 Suspended Ceiling

 Intercom System

 Basement Storage  
(Ideal for Comms Room & Bike Storage)

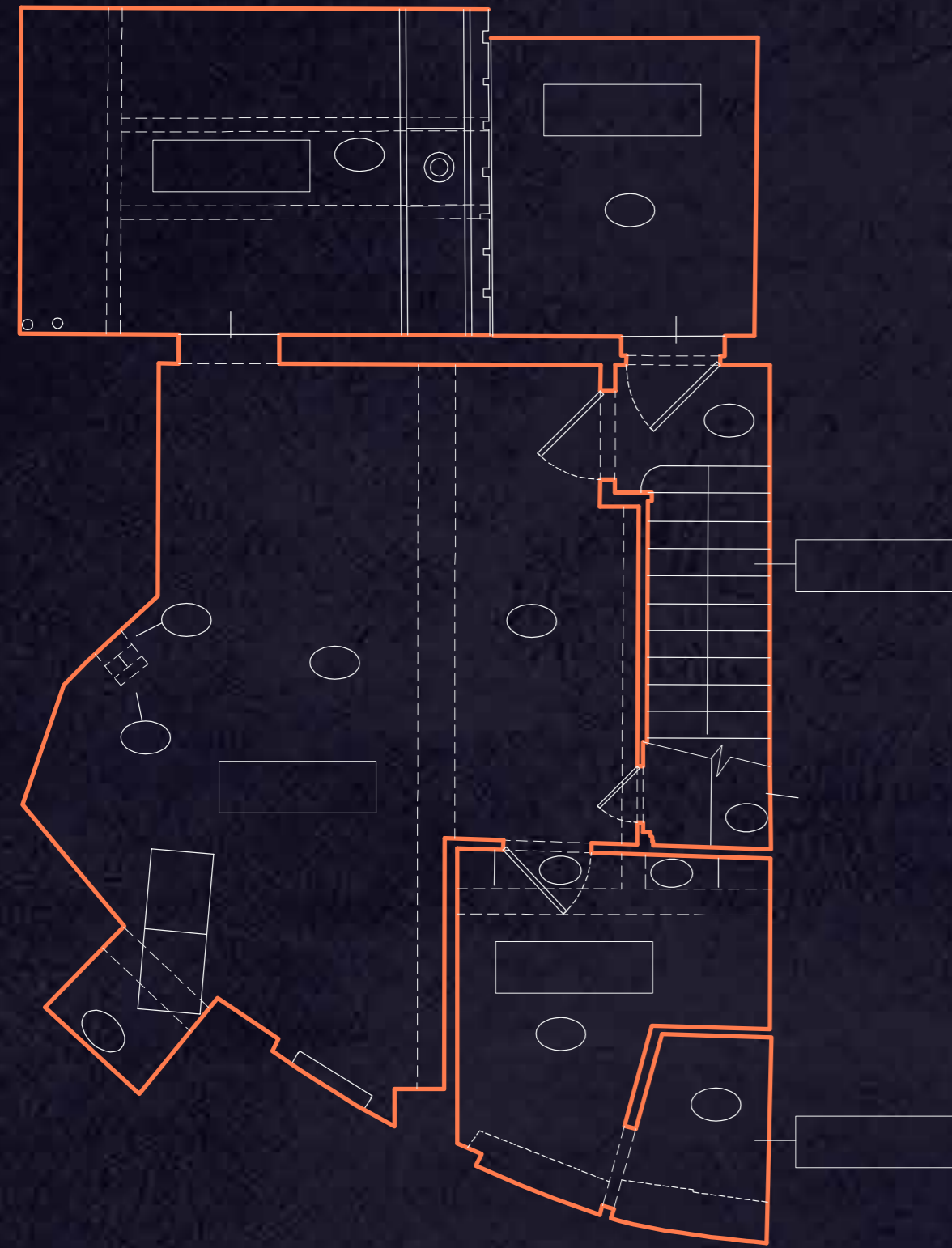




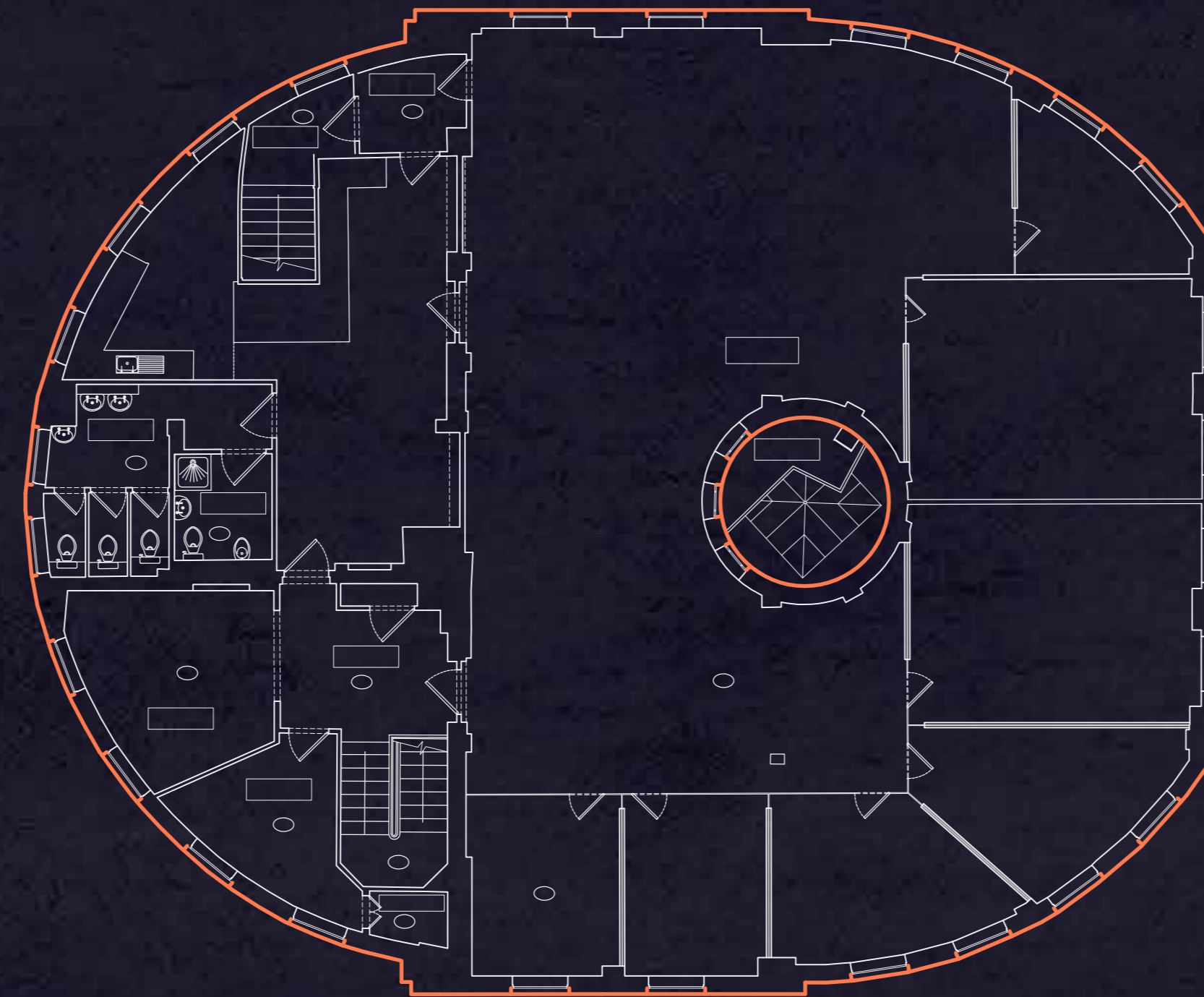


# FLOOR PLANS

Not to scale.



**LOWER GROUND FLOOR**  
598 SQ.FT / 55.38 SQ.M



**FIRST FLOOR**  
3,770 SQ.FT / 350.24 SQ.M

# FINANCIALS

FLOOR	TOTAL SIZE
<b>1ST, GROUND &amp; LOWER GROUND</b>	4,368 SQ.FT

## RENT

£215,000 on the base of a full lease. For other options please enquire.

## ESTIMATED RATES PAYABLE

£94,877

## SERVICE CHARGE

Please note Service Charge is capped at £20,000 per annum plus annual RPI increases, for the duration of the lease.

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

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## LEASE

Option 1: Assignment of the existing lease dated 8th September 2021, contracted outside the Landlord and Tenant Act 1954 for a term until 7th September 2031.

There is a tenant only break clause 8th September 2026 (6 months prior written notice).

Option 2: Sub lease for a term up until 7th August 2031.

Option 3: A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954, direct with the landlord on new market terms subject to a simultaneous surrender of the lease dated 8th September 2021.

## 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 property is elected for VAT.

## FLOOR PLANS

Scaled floor plans are available on request.

## VIEWINGS

Strictly through Robert Irving Burns.



VIDEO TOUR

## CONTACTS

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