

# 18A GREAT PORTLAND STREET

FITZROVIA, W1W 8QP

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FOREST  
REAL ESTATE

mapa

W1 HARDWARE

Royal Mail

# TO LET

## 1,770 SQ FT

To Let - Self Contained Offices Offering Modern & High-Quality Interiors.

### Key Features

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- Period features
- LED lighting
- Dual aspect natural light
- Engineered timber flooring
- Air conditioned throughout
- Shower
- Video entry system
- Available On A Sub Lease For A Term Expiring October 2025

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## Description

The property offers a contemporary and well-renovated workspace comprising several private offices and a dedicated meeting room ideal for presentations.

Situated across three floors in the bustling heart of Oxford Circus, this office space is the perfect choice for those in search of a modern and vibrant work environment.

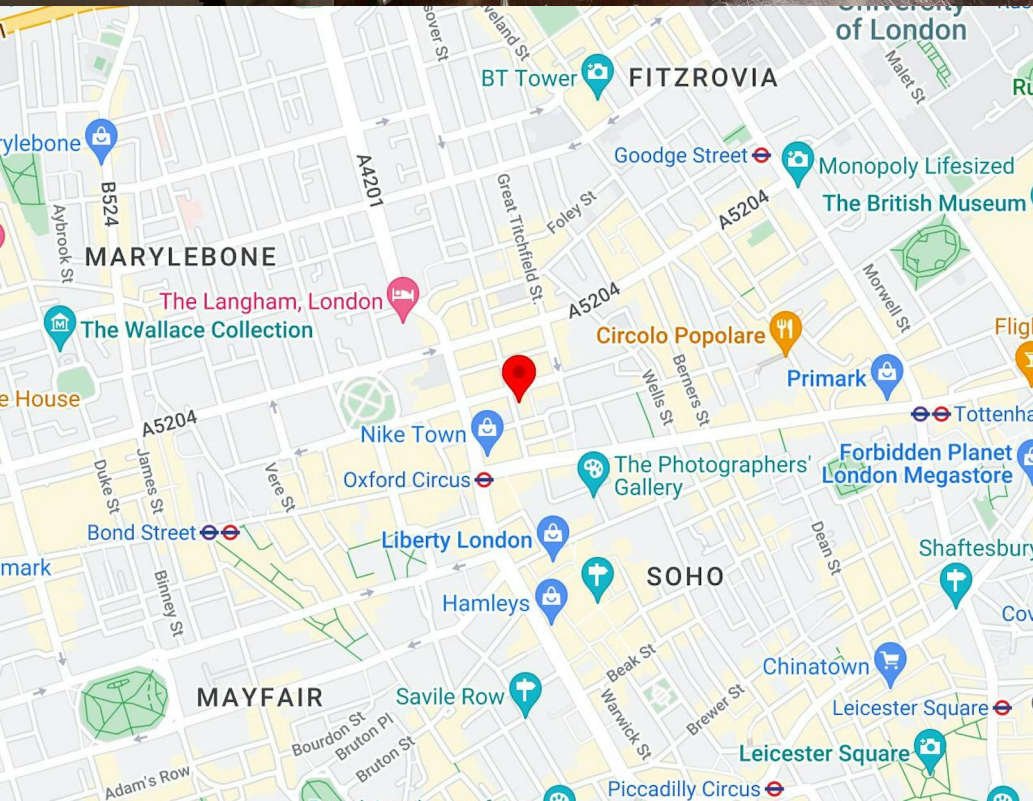
Benefits include sash windows, under floor trunking, electric heating, kitchen and two WCs.

## Location

Fitzrovia, nestled in the heart of London's lively West End, boasts excellent transport connections, making it a highly accessible and well-connected neighbourhood.

The area is served by a network of London Underground stations, providing easy access to various parts of the city. The prominent Great Portland Street station is a key transport hub, served by the Hammersmith & City, Circle, and Metropolitan lines. From here, commuters can swiftly reach destinations such as King's Cross St. Pancras, Paddington, and Liverpool Street stations.

Additionally, Fitzrovia is within walking distance of several other Underground stations, including Oxford Circus, Warren Street, and Goodge Street, expanding its connectivity even further.





# Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
1st	449	41.71
2nd	409	38
3rd	592	55
4th	320	29.73
<b>Total</b>	<b>1,770</b>	<b>164.44</b>

<b>Lease</b>	Sublease
<b>Rent</b>	£40,000 per annum
<b>Rates</b>	£30,976 per annum
<b>Service Charge</b>	£2,500 per annum
<b>VAT</b>	Applicable
<b>EPC</b>	C (52)

# Contact

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**F O R E S T**  
R E A L E S T A T E

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