

NEWLY REFURBISHED FITZROVIA OFFICE TO LET

4th FLOOR, 32-36 Great Portland Street, London, W1W 8QX
1,628 SQ.FT.



Ground floor entrance- Newly refurbished



Refurbished 4th Floor Office



LOCATION

The property is well located in the heart of W1, set back from the main thoroughfare of Oxford Street and Regent Street. It is conveniently situated just a short walk away from Oxford Circus (Victoria, Central and Bakerloo lines) Underground Station and numerous restaurants and shopping facilities that the area has to offer are all in close walking distance.

GOOGLE MAPS

[Link](#)

DESCRIPTION

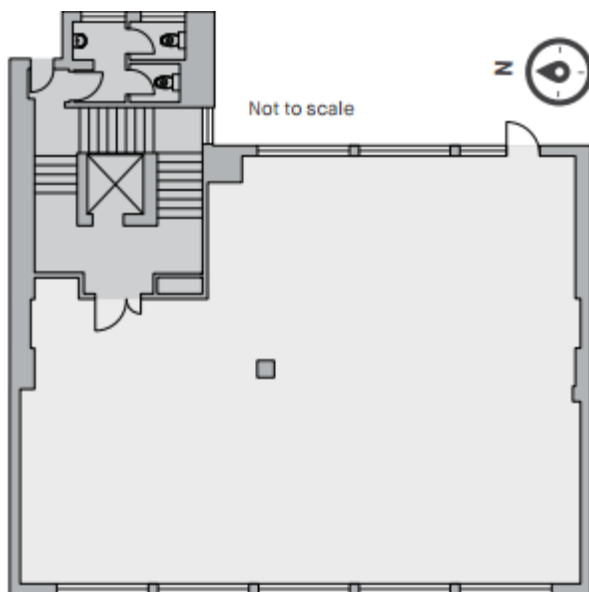
The floor has been refurbished to a high standard, providing bright and open accommodation. The space benefits from excellent natural light on two sides and a generous floor to ceiling height.

AMENITIES

- Newly refurbished reception, common part and WC's
- New ceiling mounted exposed VAV Air conditioning
- New Wood Flooring
- New suspended LED lighting
- Secondary Glazing
- 8 Person passenger lift
- Entry phone
- Capped off services for a kitchenette

AREA

Total area: 1,628 ft² (151.24 m²).



— Great Portland Street —

LEASE

A new effective full repairing and insuring lease is available direct from the Landlord for a term by arrangement, outside the provisions of the Landlord and Tenant Act 1954.

RENT

£75 per sq ft, per annum exclusive

SERVICE CHARGE

c.£12 per sq ft per annum

BUSINESS RATES

Local Authority: Westminster City

Estimated to be £22.90 per sq ft payable per annum (2017/18)

EPC

Available upon request.

LEGAL COSTS

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

POSSESSION

Upon completion of legal formalities.

VIEWINGS

Elliot Simmons Tel: 020 7927 6339 Email: elliott@rib.co.uk

Jaimie Grossman Tel: 020 7927 0624 Email: jaimie@rib.co.uk

Henry Bacon Tel: 020 7927 0646 Email: henry@rib.co.uk

Or our joint agents Colliers

Freddie Pritchard-Smith - 020 7487 1752

Freddie.pritchard-smith@colliers.com

Catherine Tilley - 020 7487 1987

catherine.tilley@colliers.com

rib.co.uk