



PORTLAND HOUSE

164 NEW CAVENDISH STREET,
FITZROVIA, LONDON W1W

CLASS E FITZROVIA FREEHOLD
FOR SALE

EXECUTIVE SUMMARY

- Opportunity to acquire a Freehold Class E building situated within close proximity to the iconic BT Tower, in the heart of Fitzrovia, Central London.
- The property is arranged over lower ground, ground and three upper floors extending to 1,758 sq ft | 163.3 sq m (NIA).
- The property is currently let to four occupational tenants, producing a total passing rent of £71,250 per annum exclusive, with the lower ground floor currently vacant.
- Opportunity to enhance the rental income through asset management, reconfiguration and refurbishment.
- Price: £1,550,000 (One Million Five Hundred and Fifty Thousand Pounds), for the Freehold Interest, Subject to Contract.



LOCATION

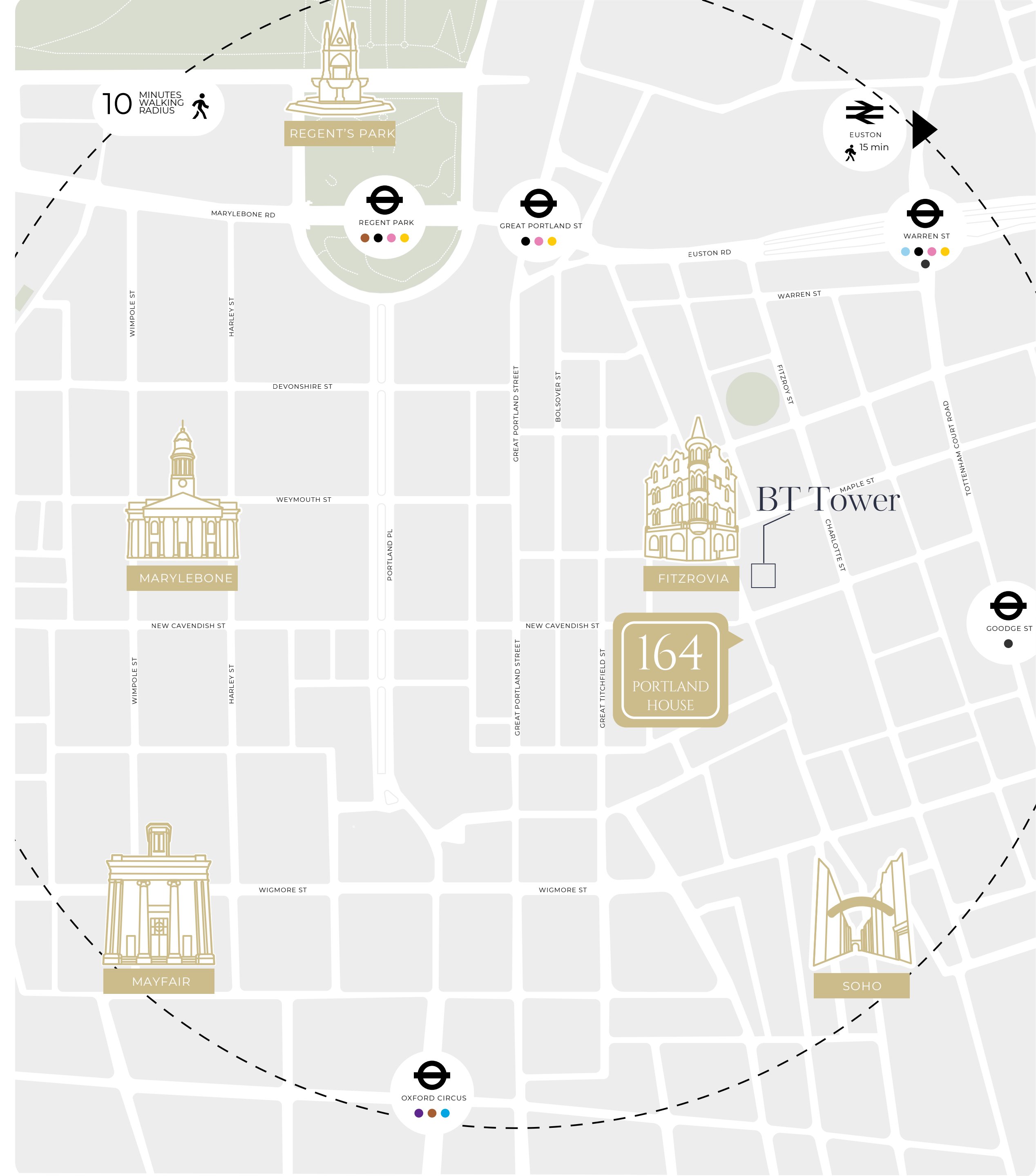
Portland House occupies a prominent position on New Cavendish Street, close to its junction with Cleveland Street and within close proximity to the iconic BT Tower, in the heart of Fitzrovia.

Fitzrovia is one of Central London's most established commercial districts and is particularly popular with occupiers from the media, technology, architecture, healthcare and creative industries.

The surrounding area provides an extensive range of retail, leisure and hospitality amenities, with the restaurants and cafés of Great Titchfield Street, Charlotte Street and Great Portland Street all within easy walking distance.

The micro-location is set to benefit significantly from the planned transformation of the BT Tower into one of London's most iconic hotels, following its acquisition by MCR Hotels in 2024.

The property is also well positioned for access to Oxford Street, Regent Street, Marylebone High Street and Regent's Park.

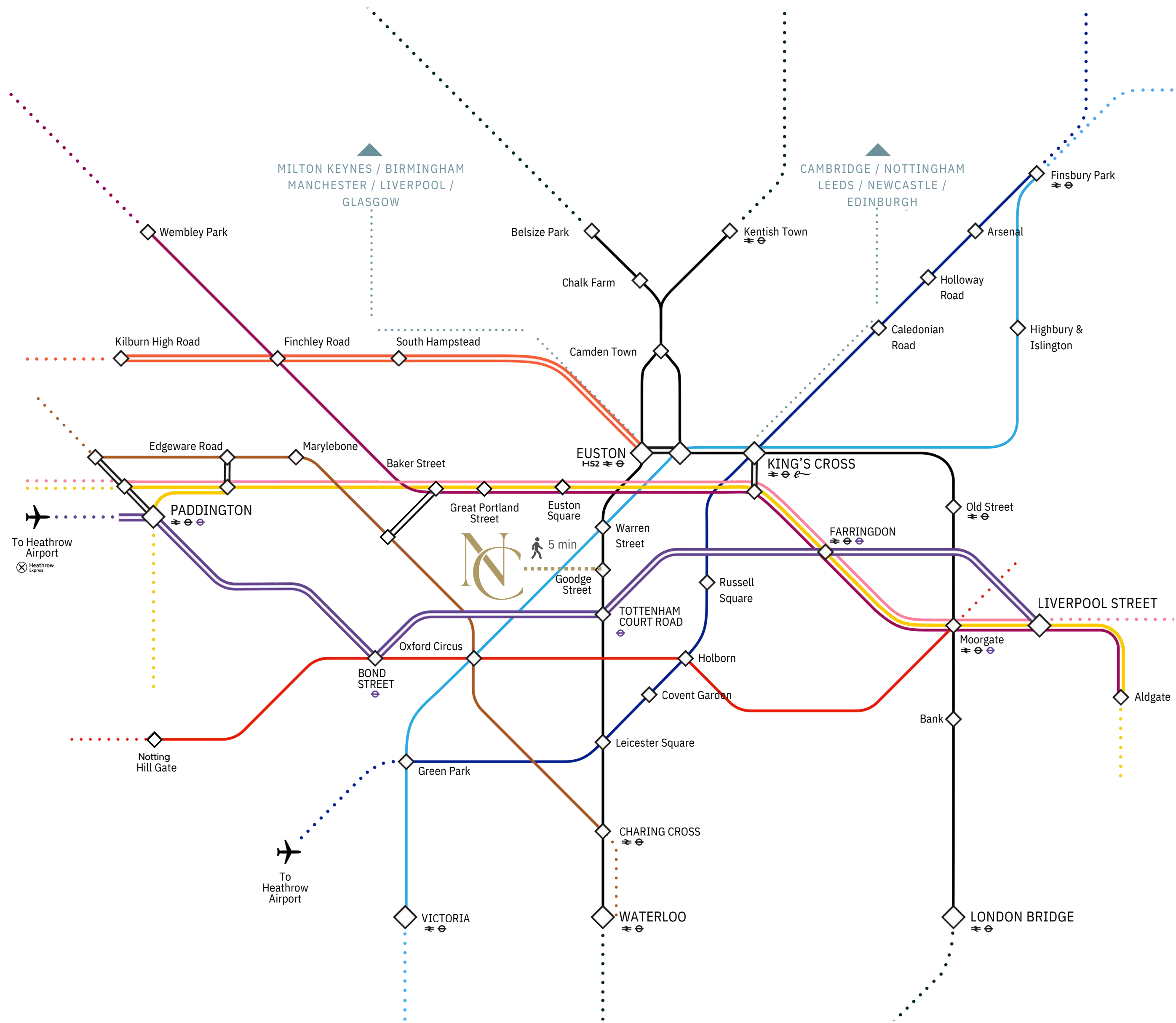


CONNECTIVITY

Portland House benefits from excellent connectivity, with Goodge Street, Great Portland Street, Oxford Circus, Warren Street and Tottenham Court Road stations all within walking distance.

These stations provide access to the Northern, Victoria, Central, Bakerloo, Circle, Hammersmith & City, Metropolitan and Elizabeth lines.

Goodge Street	5 mins
NORTHERN	
Great Portland Street	8 mins
CIRCLE, HAMMERSMITH & CITY AND METROPOLITAN	
Oxford Circus	8 mins
BAKERLOO, CENTRAL AND VICTORIA	
Warren Street	8 mins
NORTHERN AND VICTORIA	
Tottenham Court Road	10 min
CENTRAL, NORTHERN AND ELIZABETH	



DESCRIPTION

The property comprises a multi-let Class E building arranged over lower ground, ground and three upper floors.

The lower ground floor is currently vacant, providing an incoming purchaser with the opportunity, refurbish and re-let the accommodation.

The property is fully let to a well-established tenant base, with occupiers in situ for between 5 and almost 23 years. All tenants have renewed on at least two occasions, with the ground-floor tenant demonstrating a 32-year lease commitment through to 2036.



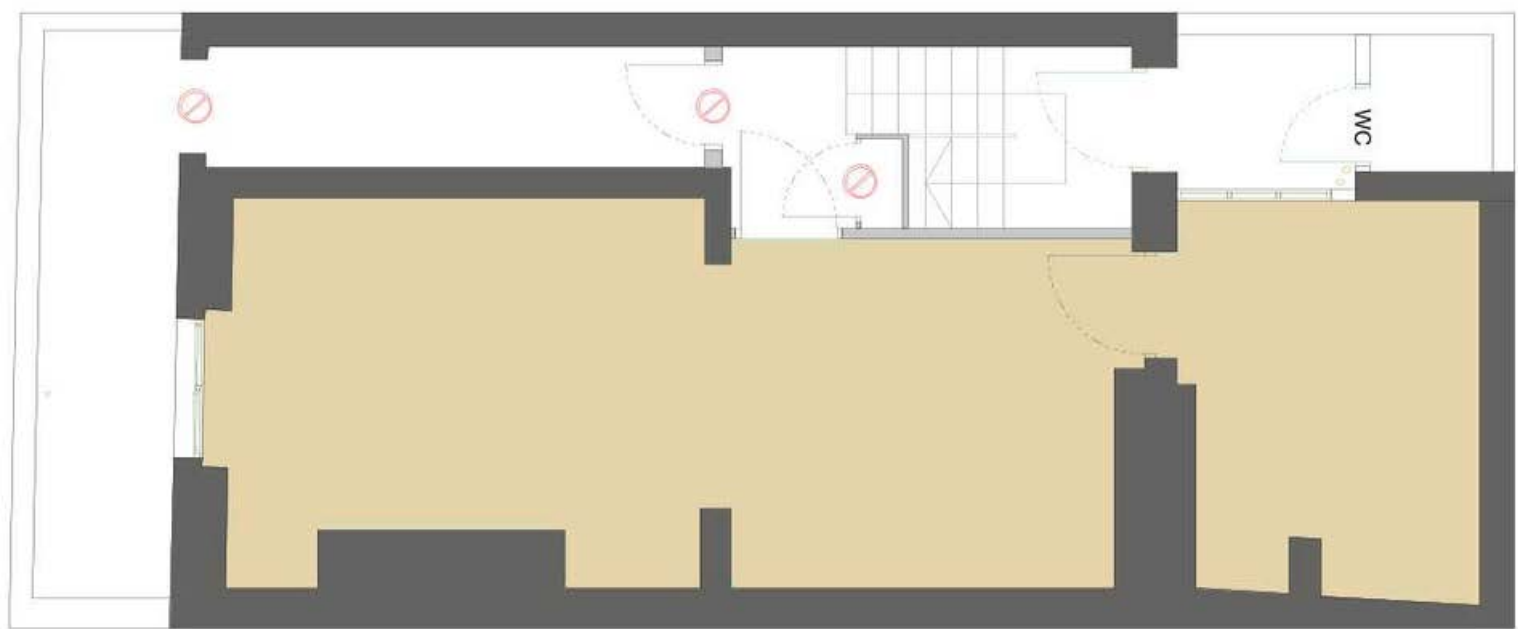
TENANCY SCHEDULE

USE	FLOOR	LEASE START	LEASE END	RENT (£PA)
E-Class	Lower Ground	Vacant	Vacant	Vacant
	Ground	25/03/2026	24/03/2036	£26,500
	First	03/11/2022	02/11/2027	£15,500
	Second & Third (Rear)	22/07/2025	21/07/2028	£18,750
	Third (Front)	01/09/2026	31/08/2029	£10,500
TOTAL				£71,250

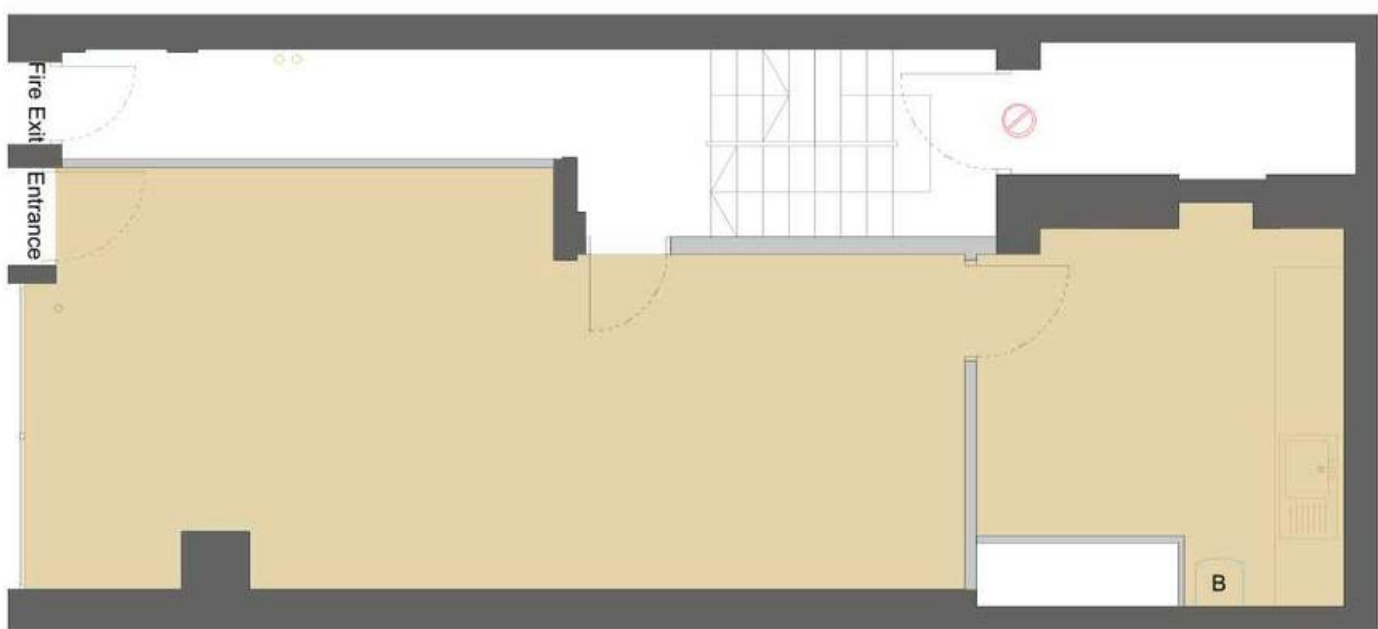
ACCOMMODATION SCHEDULE

FLOOR	SIZE (SQM) NIA	SIZE (SQFT) NIA	SIZE (SQM) GIA	SIZE (SQFT) GIA
Lower Ground	33.7	363	47.2	508
Ground	37.2	400	54.9	591
First	30.2	325	39.3	423
Second	31.0	334	38.6	415
Third	31.2	336	39.3	423
TOTAL	163.3	1,758	219.3	2,360

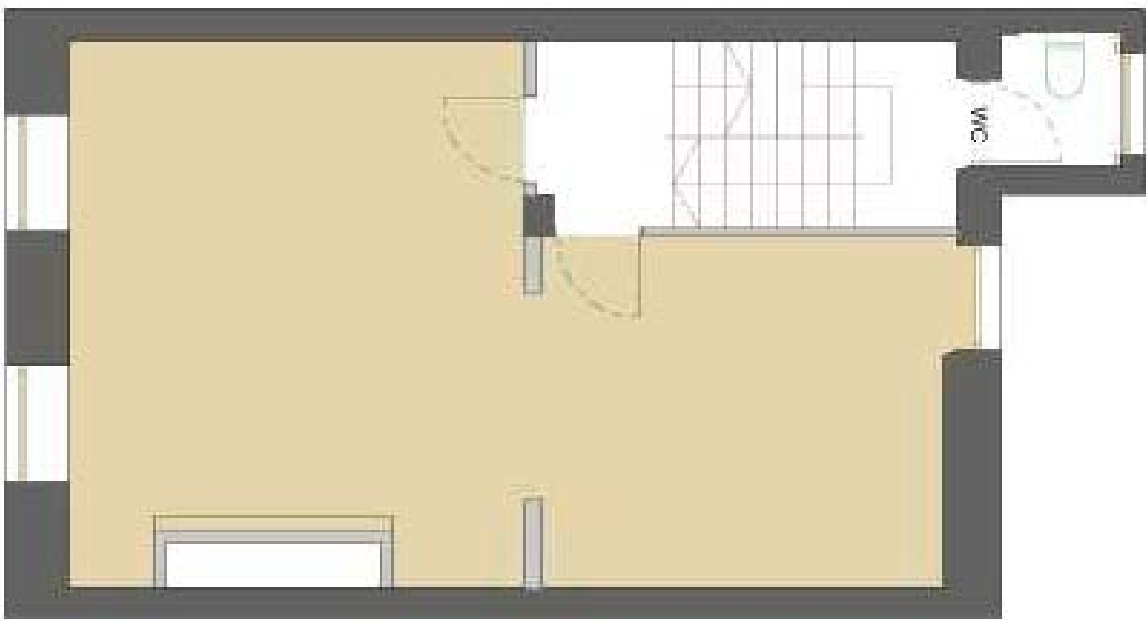
FLOOR PLANS



LOWER GROUND FLOOR



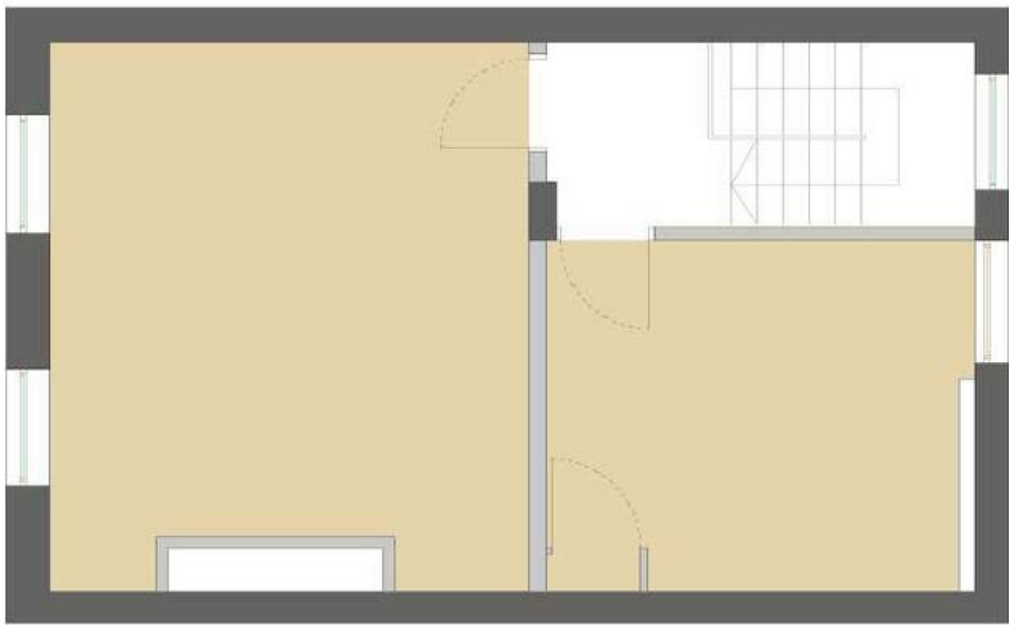
GROUND FLOOR



FIRST FLOOR



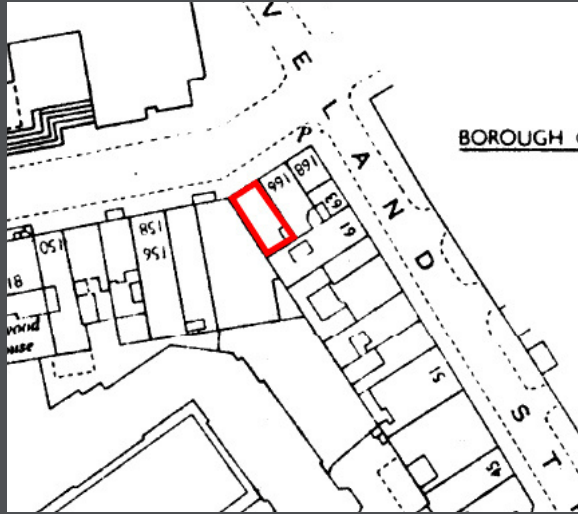
SECOND FLOOR



THIRD FLOOR

TENURE

The property is held by way of Freehold and is registered at HM Land Registry under Title Number NGL522496.



PRICE

Offers are invited at £1,550,000 (One Million Five Hundred and Fifty Thousand Pounds), for the Freehold Interest, Subject to Contract.

VAT

The Property is not elected for VAT.

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

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.

FOR FURTHER INFORMATION CONTACT:

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