18 GREAT PORTLAND STREET

LONDON W1

A UNIQUE OPPORTUNITY

MODERN PRIVATE OFFICES REFURBISHED TO A HIGH STANDARD

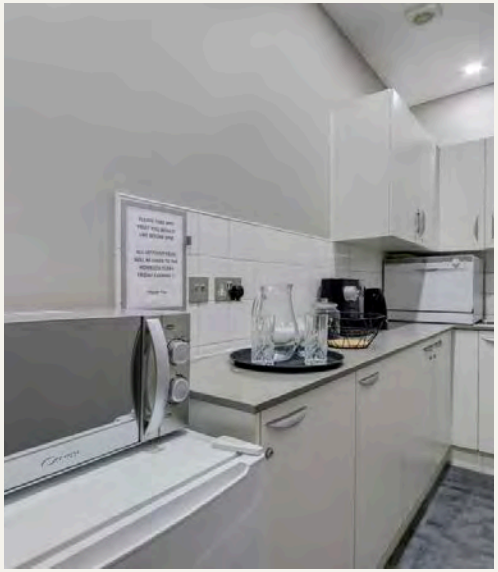
CLASS E USE WILL BE CONSIDERED

MEDICAL USE WILL BE SUBJECT TO A DEED OF VARIATION

FIRST TO FOURTH FLOUR

1,770 SQ.FT.

ROBERT IRVING BURNS

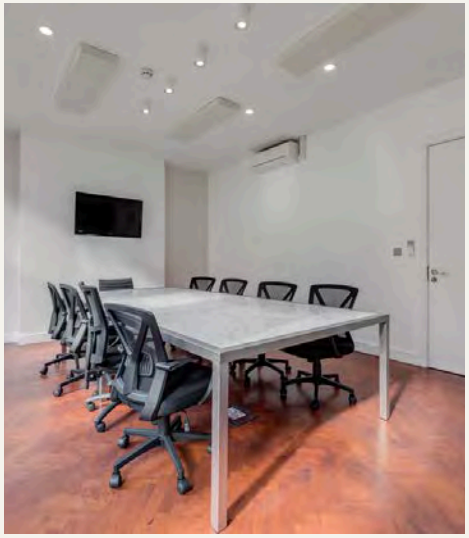


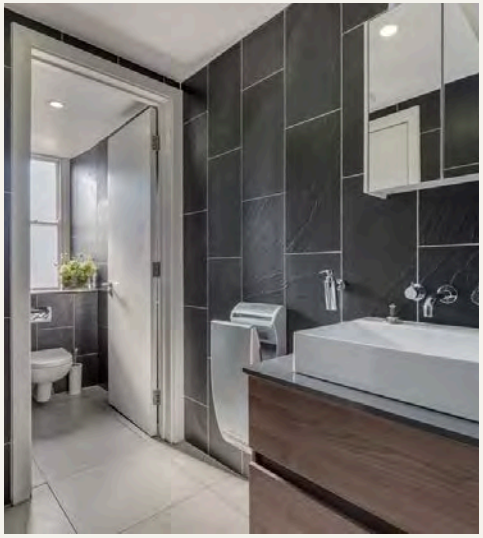


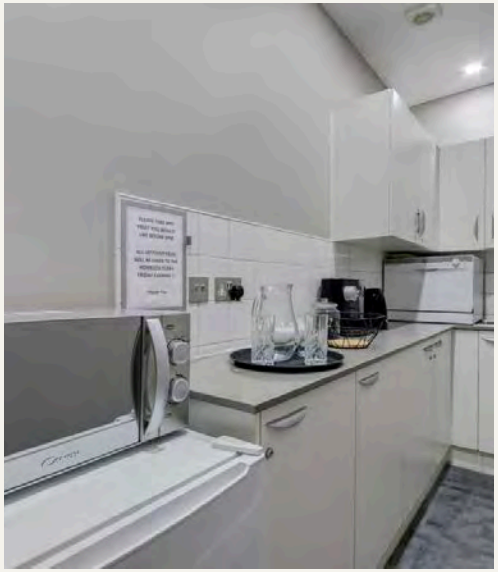


1ST FLOOR & COMMON AREAS







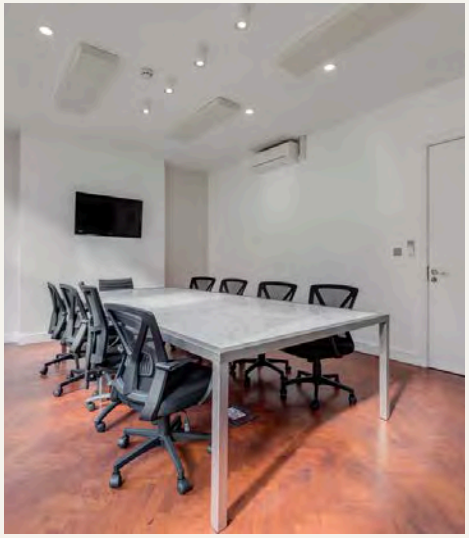


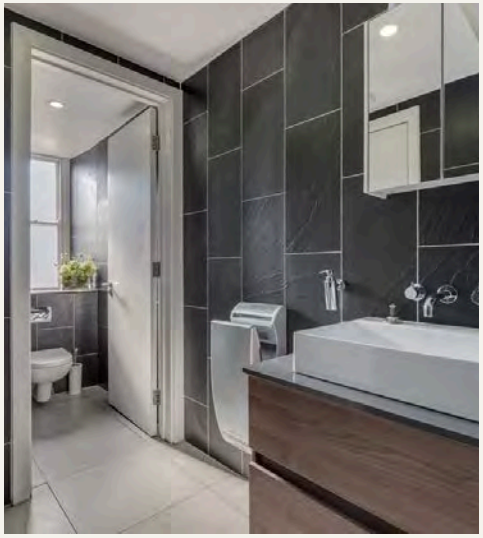


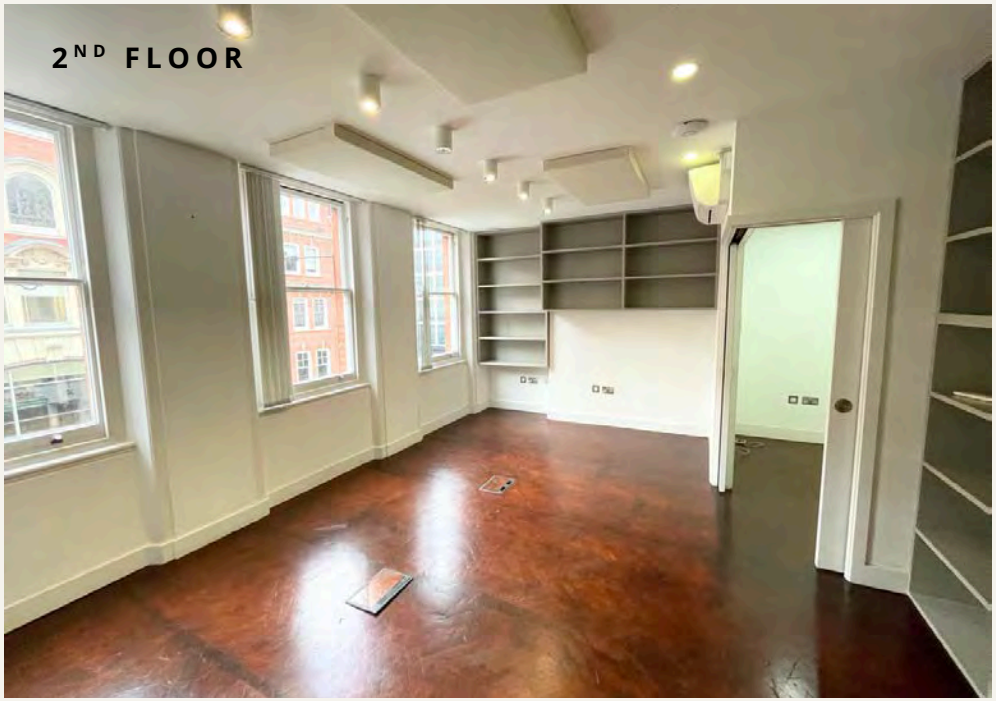


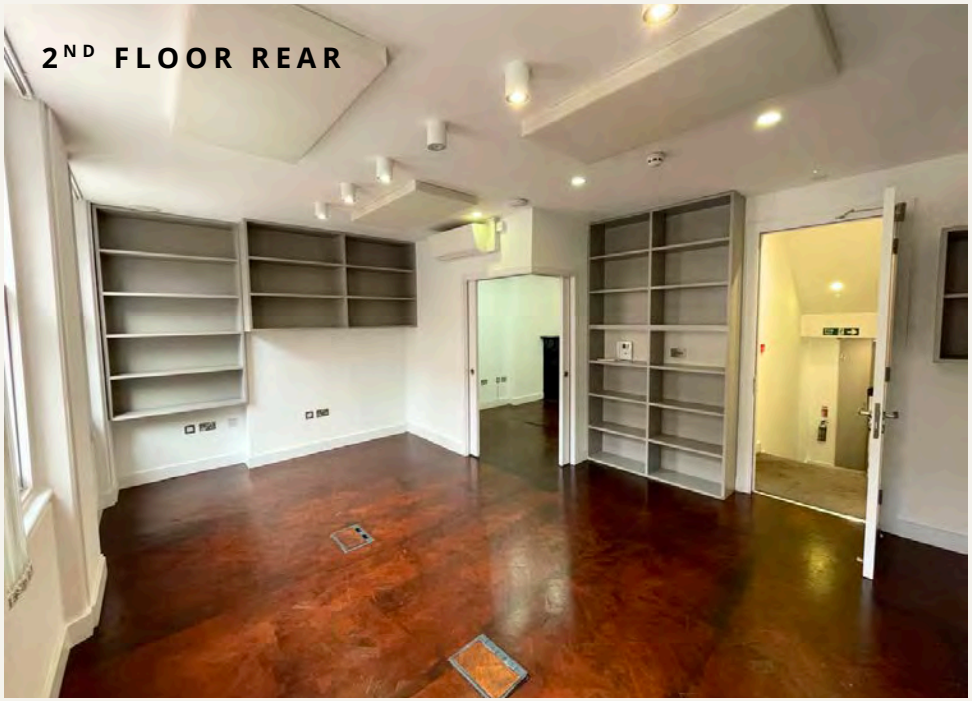
1ST FLOOR & COMMON AREAS








2ND FLOOR


2ND FLOOR REAR


2ND FLOOR


2ND FLOOR REAR

DESCRIPTION

18 Great Portland Street is a modern working environment which has been refurbished to a high standard and is fitted as a number of private offices and a meeting room for presentations.

Arranged over 3 floors in a the heart of Oxford Circus, this the perfect space for those seeking a modern office environment. Alternative class E uses may be considered subject to a deed of variation. The property would suit a medical operator well.



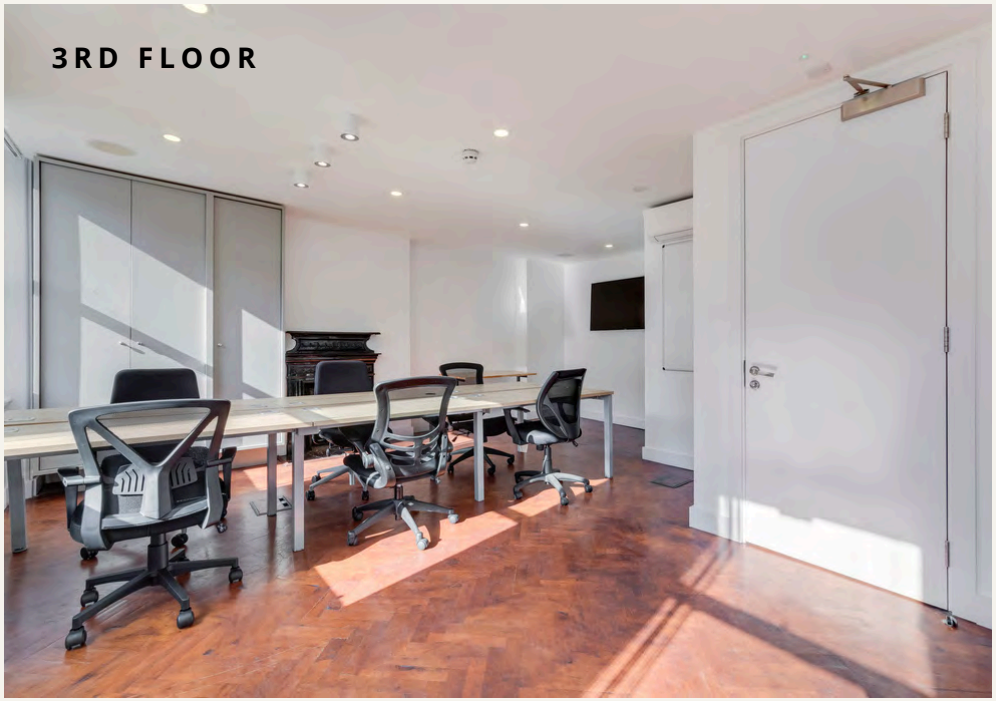
AMENITIES

- ENGINEERED TIMBER FLOORING
- GOOD NATURAL LIGHT FROM THE FRONT
- LED LIGHTING
- WALL MOUNTED RADIATORS
- FITTED KITCHENETTE
- PERIMETER TRUNKING
- SECURE ACCESS AND VIDEO ENTRY
- SECURITY ALARM (NOT TESTED)
- PERIOD FEATURES THROUGHOUT
- 1 X SHOWER
- 2 X WCS
- CYCLE RACKS

FINANCES

FLOOR	FIRST	SECOND	THIRD	FORTH	TOTAL
TOTAL SIZE (SQ.FT.)	449	409	592	1,770	1,770
QUOTING RENT (P.A.)	£24,695	£20,450	£26,640	£82,500	£84,585
ESTIMATED RATES PAYABLE (P.A.)	£6,695	£11,267	£10,342	£26,307	£34,945
SERVICE CHARGE	TBC	TBC	TBC	TBC	TBC
ESTIMATED OCCUPANCY COST (P.A.)	**£31,390**	**£31,717**	**£36,982**	**£108,806**	**£119,530**

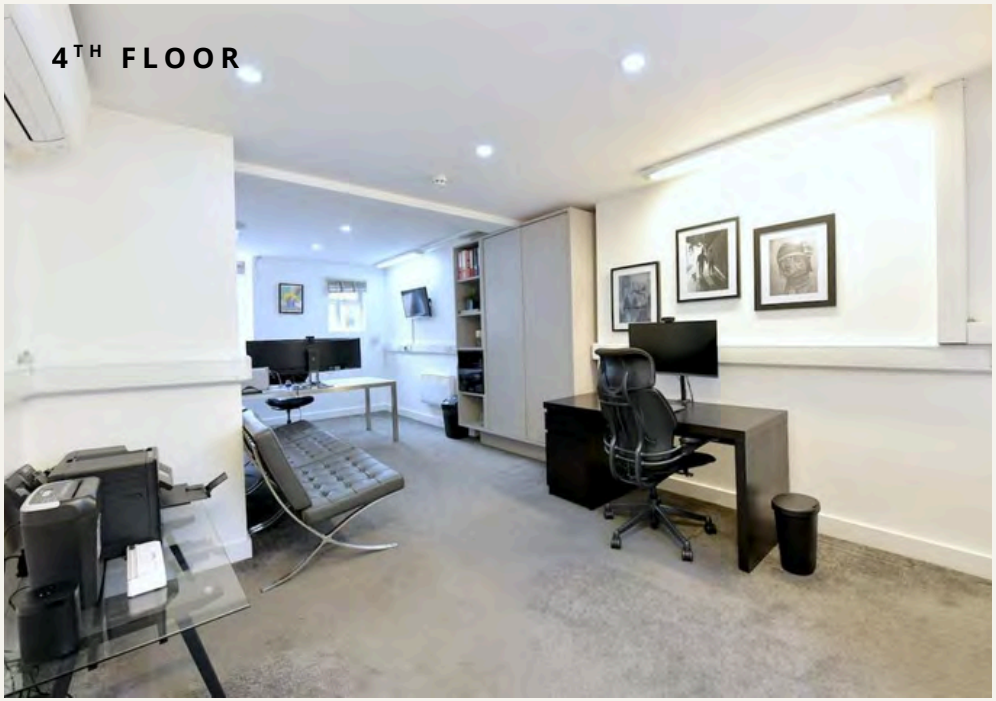
3RD FLOOR



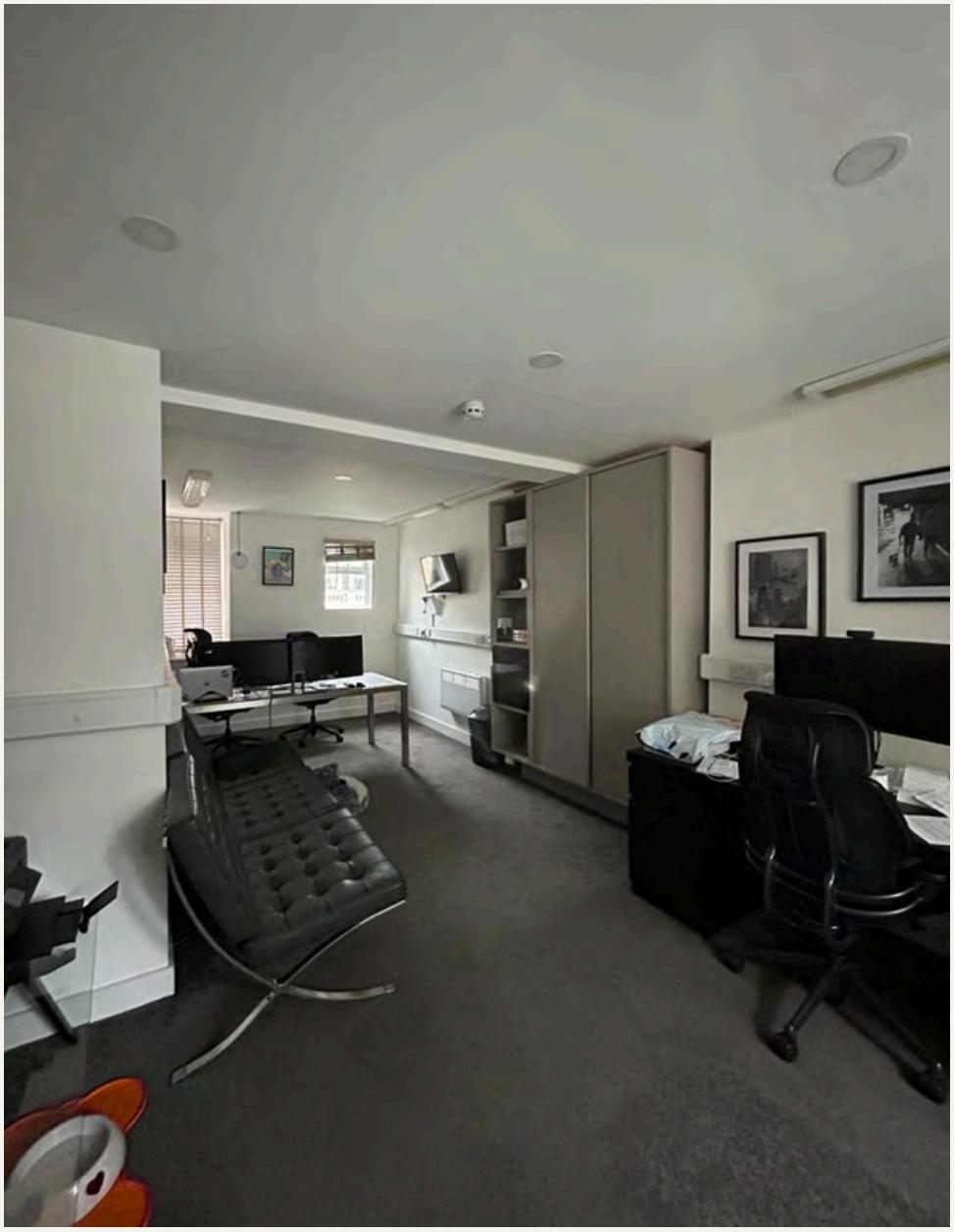




4TH FLOOR





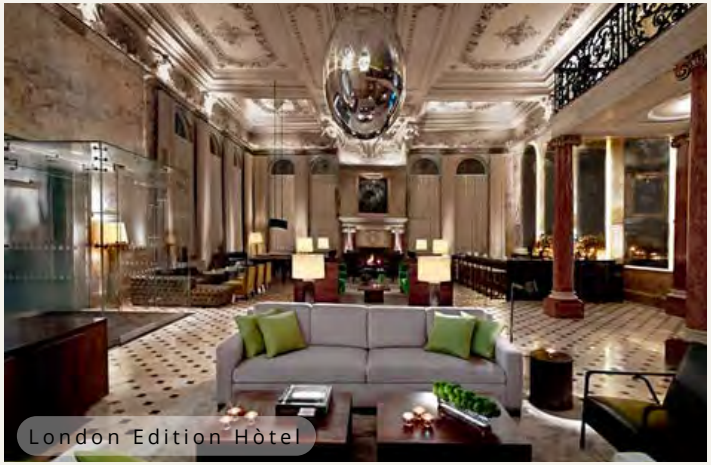



Oxford Circus


Netflix


Riding House Cafe




London Edition Hotel

LOCATION & SITUATION

LOCATED IN CENTRAL LONDON

- Victoria — 4 Min Walk
- Waterloo — 5 Min Walk
- Paddington — 5 Min Walk
- Charing Cross — 6 Min Walk
- King's Cross St Pancras — 8 Min Walk
- Liverpool Street — 14 Min Walk
- Canary Wharf — 23 Min Walk
- Heathrow — 38 Min Walk

Located in the heart of London's West End, with Great Portland Street serving as a prominent thoroughfare connecting Oxford Street in the south to Marylebone Road in the north. The area boasts a diverse mix of occupiers including office, retail, residential, bar, and restaurant establishments, creating a captivating and dynamic environment synonymous with the trendy Fitzrovia district.

Fitzrovia is considered one of the main West End office sub-markets and has experienced significant growth and regeneration in recent years, with notable developments such as The BBC HQ, Fitzroy Place, and Great Portland Estate's renovation of the former Post Office site at Rathbone Place.

The neighbourhood is home to an abundance of restaurants, designer hotels, and luxury boutiques, and has recently gained traction as a hub for the TMT sector, attracting renowned office occupiers such as Sony, Facebook, MTV, Lionsgate Films, and The British Film Industry. Market Place, situated at the rear of the property, has become a popular destination for bars and restaurants, as well as an established retail location with valuable outside seating due to its widened pavements. Some of the popular local occupiers include Côte Brasserie, Coppa Club, Carluccio's, Yoobi, Honest Burger, and Market Place Bar.

LOCAL OCCUPIERS

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

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

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

OCCUPIERS

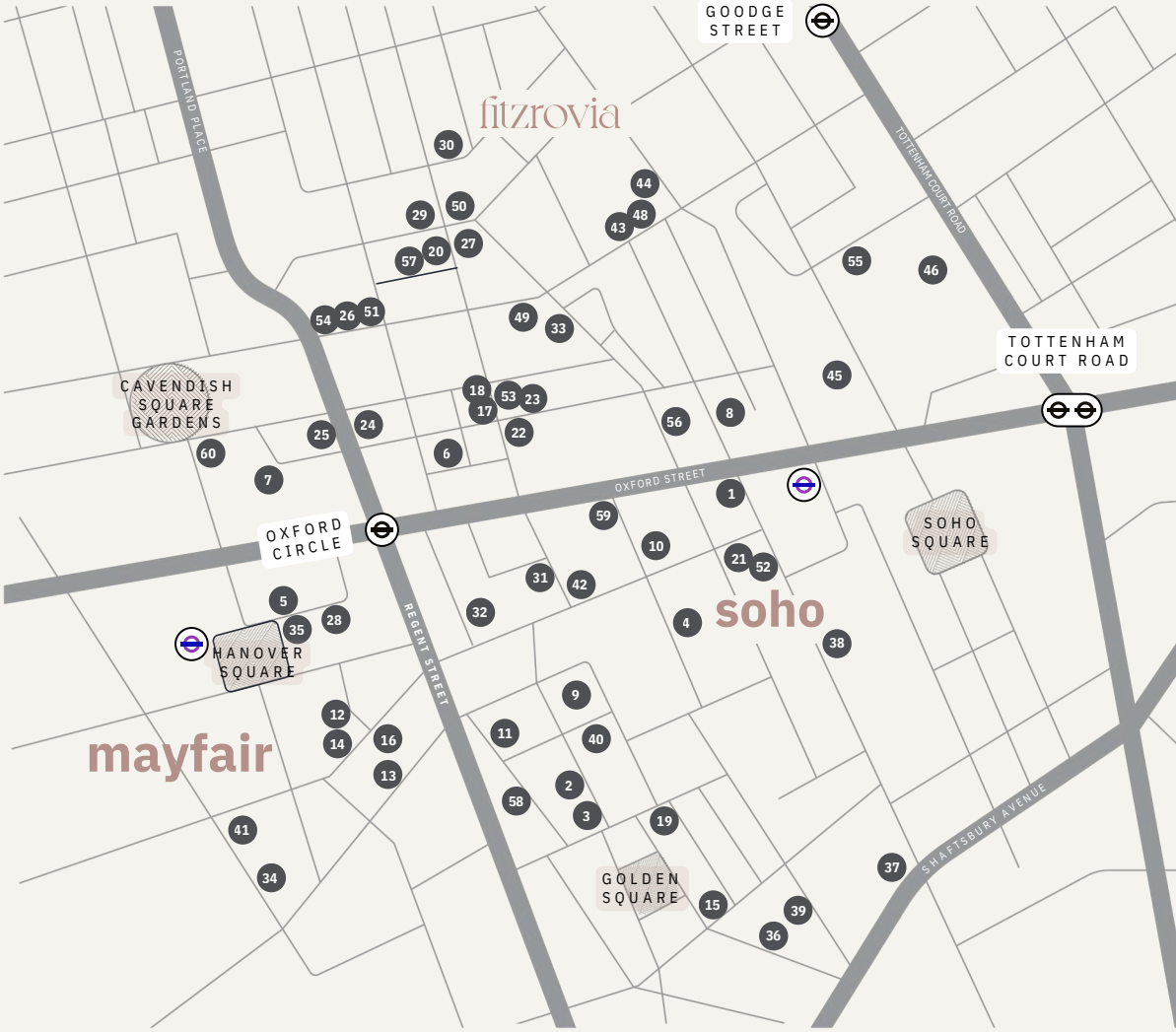
41 Allfunds bank
42 PlayStation
43 Bakkavor Estée
44 Lauder
45 Facebook
46 Freuds
47 Heineken
48 Netflix
49 Lionsgate
50 F45 HQ

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

WELLNESS

51 Psycle
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



FURTHER INFORMATION

LEASE
new effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 is 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
41 B

VAT
The property is not elected for VAT.

FLOOR PLANS
Scaled floor plans available upon request.

CONTACT US

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ROBERT IRVING BURNS

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.