

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 FLOOR

1,770 SQ.FT.

RIB

ROBERT IRVING BURNS

18 Great Portland Street





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 the heart of Oxford Circus, this is 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

18 Great Portland Street

Finances

TOTAL SIZE (SQ.FT.)	1,770
QUOTING RENT (P.A.)	£82,500
ESTIMATED RATES PAYABLE (P.A.)	£26,307
SERVICE CHARGE	TBC
ESTIMATED OCCUPANCY COST (P.A.)	£108,806

FLOOR	FIRST	SECOND	THIRD	FORTH
SIZE (SQ.FT.)	449	409	592	320





Oxford Circus



Netflix



Riding House Cafe



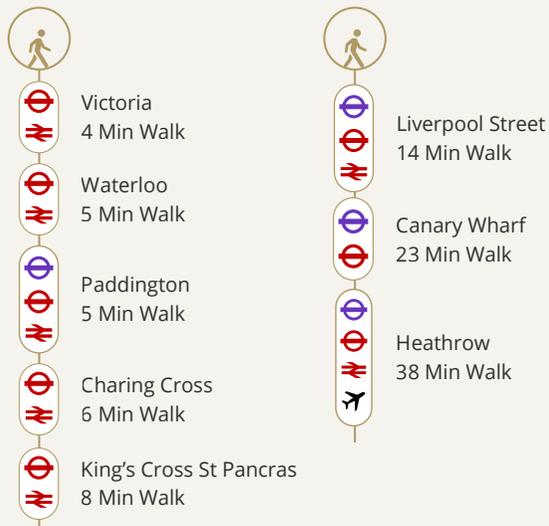
GREAT PORTLAND STREET W1
CITY OF WESTMINSTER



London Edition Hotel

LOCATION & SITUATION

LOCATED IN CENTRAL LONDON



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

OCCUPIERS

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

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

COFFEE

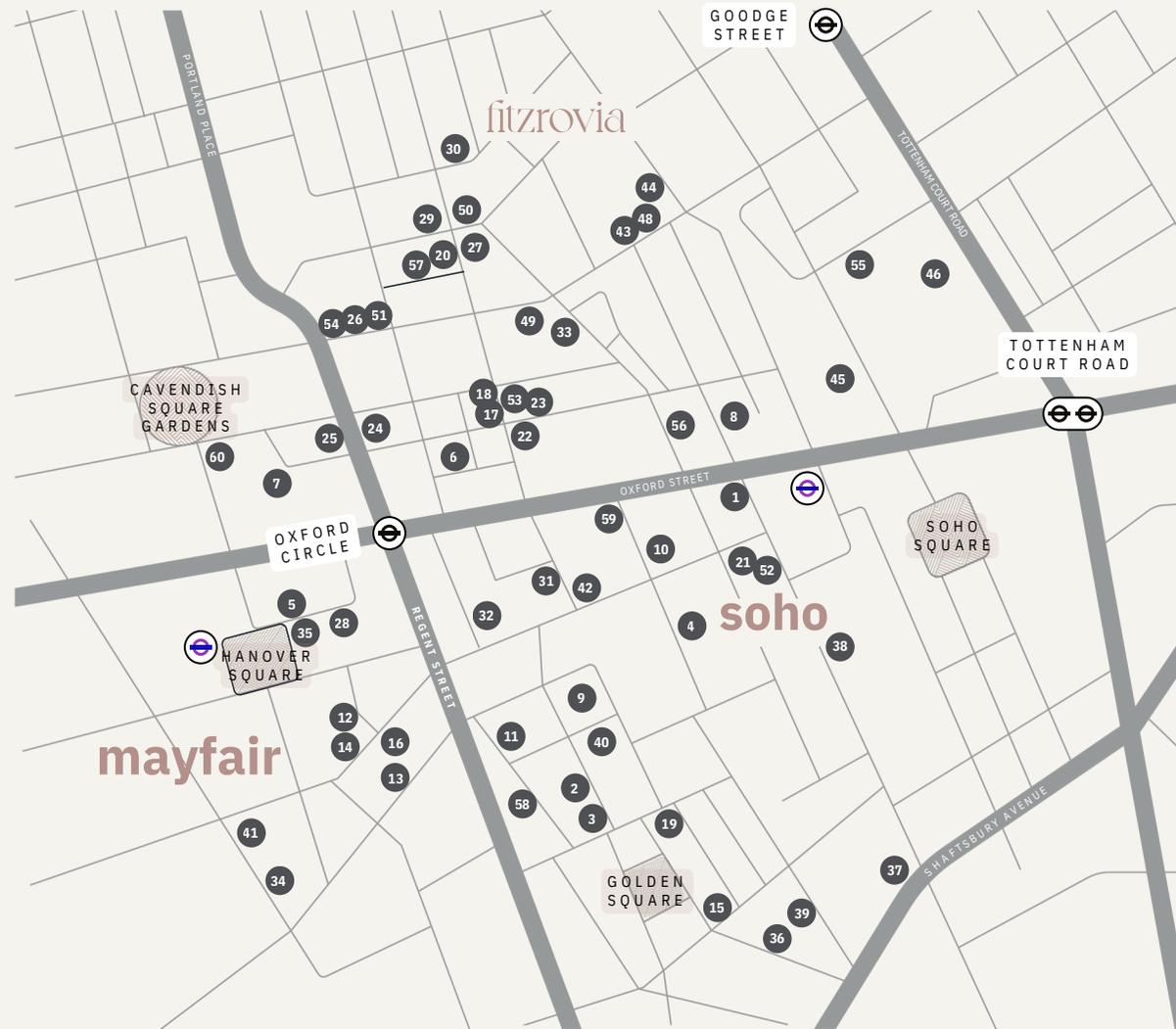
- 21 Comptoir Gourmand
- 22 Soho Ole & Steen
- 23 Costa
- 24 Pret
- 25 Joe & The Juice
- 26 Workshop Coffee
- 27 Kaffeine
- 28 Starbucks
- 29 Archetype Coffee
- 30 Attendant Coffee Roasters

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

WELLNESS

- 51 Psycele
- 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

A new effective Full Repairing and Insuring lease 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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RIB

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.