

116 GREAT PORTLAND STREET

LONDON W1W

To Let

Bright Third Floor Office Space in
Boutique Building in the Heart of Fitzrovia

Suitable for Class E
(Offices, Medical, Leisure etc.)

THIRD FLOOR
527 SQ.FT.

RIB

ROBERT IRVING BURNS

116 GREAT PORTLAND STREET



DESCRIPTION

This bright 3rd floor office is accessed via an internal stairwell and benefits from engineered timber flooring, underfloor heating, excellent front and rear natural light, an entry phone system, an inbuilt kitchen and perimeter sockets.

There are also high-quality communal WCs and showers located on the landing areas.



AMENITIES

- STRIP LIGHTING
- ENGINEERED TIMBER FLOORING
- COMFORT COOLING (NOT TESTED)
- FIBRE CONNECTION (G-NETWORK)
- ACCESS VIA INTERNAL STAIRWELL
- ENGINEERED TIMBER FLOORING
- EXCELLENT FRONT AND REAR NATURAL LIGHT
- ENTRY PHONE SYSTEM
- INBUILT KITCHEN
- PERIMETER SOCKETS
- HIGH-QUALITY COMMUNAL WCS
- COMMUNAL SHOWER FACILITIES
- 2 FITTED MEETING ROOMS

FINANCES

TOTAL SIZE (SQ.FT.)	527
QUOTING RENT (P.A.)	£27,668
ESTIMATED RATES PAYABLE (P.A.)	£12,528
SERVICE CHARGE	£7,294
ESTIMATED OCCUPANCY COST (P.A.)	£47,490





LOCATION

LOCATED IN FITZROVIA

This premises is located on the East side of Great Portland Street close to the junctions of Langham Street and New Cavendish Street, in an area comprising a mixture of residential and commercial uses.

Fitzrovia boasts a number of niche restaurants and amenities, such as The Berners Tavern, Mr Fogg's, Homeslice Fitzrovia, Detox Kitchen, Meraki and Sanderson London. Public transport links are excellent with Oxford Circus (Victoria, Central and Bakerloo lines), Great Portland Street and Tottenham Court Road (Northern and Central lines) stations in very close proximity.



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

57C

VAT

The building is elected for VAT.

FLOOR PLANS

Available on request.

CONTACT US

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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. June 2026.