

180 GREAT PORTLAND STREET W1





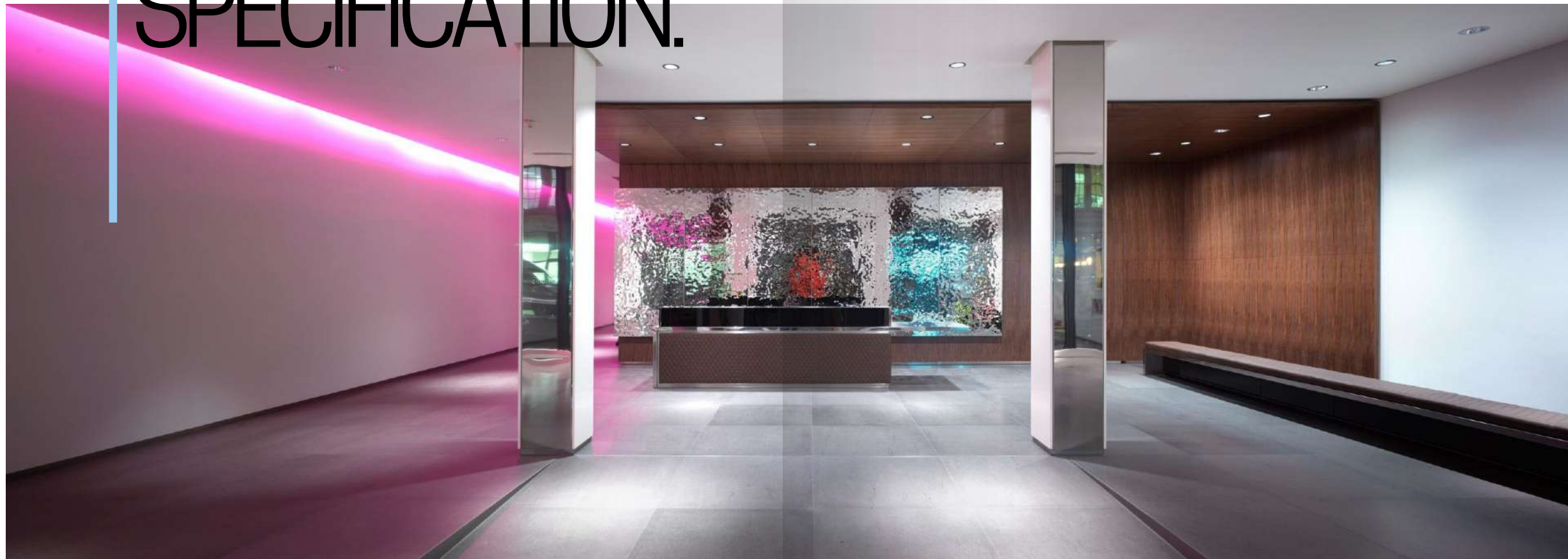
Located in the heart of Fitzrovia, 180 Great Portland Street is a striking building which was recently extensively refurbished to provide high quality Grade A office accommodation behind a period facade. The property is superbly located for the wealth of restaurants, cafes, shops, bars and leisure amenities found in Fitzrovia, one of the West End's most vibrant neighbourhoods. The accommodation is on the 1st floor where either the right hand side or left hand side is available. The offices are fully fitted and furnished, providing first class plug and play space. Please see list of amenities. For sake of clarity only one side can be leased, not both.

2 180 Great Portland Street

THE BUILDING.

**PRESTIGIOUS FULLY FITTED OFFICE SPACE
IN THE HEART OF FITZROVIA
PLUG AND PLAY OPPORTUNITY
OPTIONAL LAYOUTS**

SUMMARY SPECIFICATION.



3 180 Great Portland Street

Under Floor Supply Air
Conditioning

Raised Floors

3 Lifts

Very Good BREEAM
Rating

Share Terrace with other
1st Floor Tenants

Concierge Service

Communal WCs

50 Bicycle Racks





Left

16 Person Board Room
8 Person Meeting Room
4 Person Meeting Booth
Fully Furnished Lounge

Fitted Reception Area
Internal WCs
Two Showers
Fitted Kitchenette

Right

Two Call Booths
Two Internal WCs
4 Person Meeting Booth
1 x 5 Person Round Table

4 Fitted Meeting Rooms
18 X Desks with Chairs
Store/Printing Room
1 x Fully Fitted Kitchenette
& Breakout Space

FLOOR SPECIFICATION.



FINANCIALS.

FLOOR PLAN 1ST FLOOR

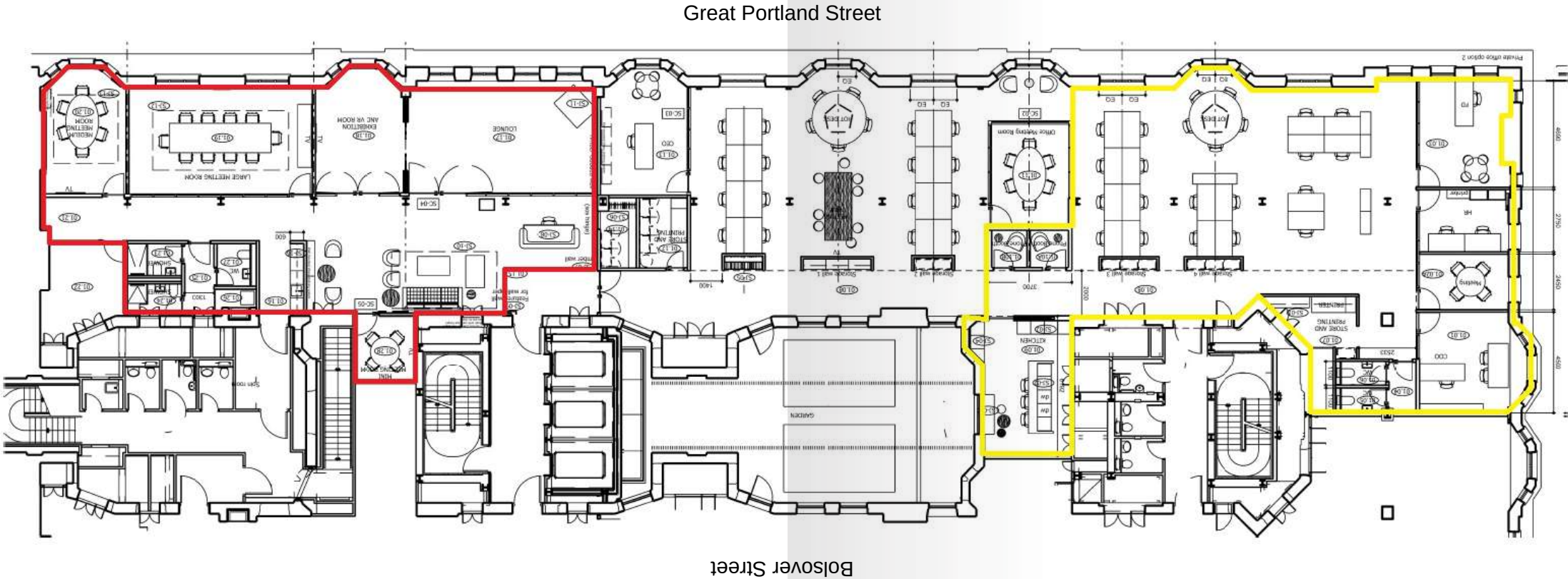
FLOOR	1ST FLOOR SOUTH	1ST FLOOR NORTH
Size	2,318	2,807
Quoting/Passing Rent (p.a.) excl.	£168,055	£203,508
Service Charge	£22,021	£26,667
Estimated Rates Payable (p.a.)	£60,393	£73,315
ESTIMATED OCCUPANCY COST EXCL. (P. A.)	£250,469	£303,490

KEY:

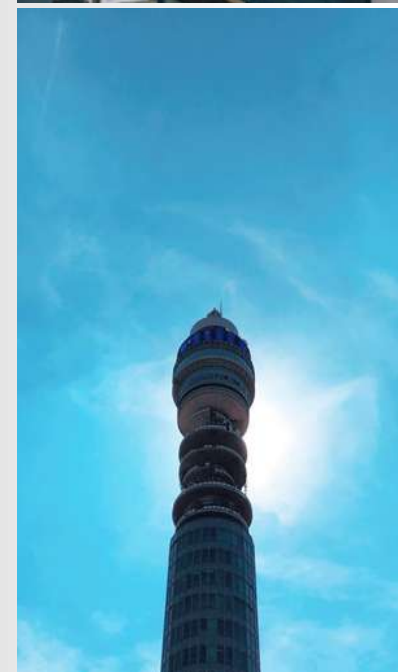
North- "Right"
2,807 sq. ft.

South - "Left"
2,318 sq. ft.

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.



LOCATION.



180
GREAT
PORTLAND
STREET W1

The building is situated on Great Portland Street within the West End hub of Fitzrovia. Famed for its restaurants, shops and leisure amenities, this district is highly sought after and synonymous with trendy, established companies. The property is closely located to Park Square and Regent's Park, perfect for a green escape when necessary.

Transport links are excellent via Great Portland Street (Circle, Hammersmith and City and Metropolitan lines), Warren Street (Northern line) and Regent's Park Station (Bakerloo line) Stations. Oxford Circus (Central and Victoria lines), Euston and Kings Cross stations are also close by.

CONNECTIONS.

KEY:

Bakerloo

Circle

Hammersmith & City

Metropolitan Line

Northern Line

Victoria Line

Overground

Chiltern Railways

Thameslink

South Eastern Main Line

LONDON EUSTON ➡

5 MIN

MARYLEBONE RAILWAY ➡

21 MIN

GREAT PORTLAND STREET ➡

4 MINS

WARREN STREET ➡

7 MINS

180
GREAT PORTLAND STREET W1

GREAT PORTLAND STREET ⬅

4 MIN

REGENT'S PARK ⬅

6 MINS

WARREN STREET ⬅

7 MINS

LEASE

The either options is available by way of a sub-lease for a term to be agreed up until 29th September 2027. The sublease will be outside the Security of Tenure and Compensation Provisions of the Landlord and Tenant Act 1954 Part II (as amended).

There is a rent review on the 30th October 2022, any increase in rent is to be mirrored by the sub-lease.

EPC

Available upon request.

SCALE FLOOR PLANS

Available upon request.

LEGAL COSTS

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

POSSESSION

Upon completion of legal formalities.



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