10 PORTMAN STREET

LONDON W1

TO LET

GOOD QUALITY 2ND FLOOR OFFICE SPACE IN THE HEART OF MARYLEBONE

SECOND FLOOR
523 SQ. FT.

ROBERT IRVING BURNS

DESCRIPTION

The available accommodation comprises the second floor of this attractive period corner building. The space is arranged as two interconnecting rooms and has been recently redecorated to a high standard, offering a bright and presentable working environment.

The floor benefits from excellent levels of natural light, complemented by well-maintained and bright common parts. Amenities include shared WC facilities, Cat 5 data cabling, and comfort cooling throughout.

The landlord also occupies the building, ensuring a well-managed and professional environment.



AMENITIES

- EXCELLENT NATURAL LIGHT
- CAT 5 DATA CABLING
- SHARED WC FACILITIES
- TWO INTERCONNECTING ROOMS
- COMFORT COOLING THROUGHOUT
- PROFESSIONALLY MANAGED BUILDING
- RECENTLY REDECORATED TO A HIGH STANDARD

Finances

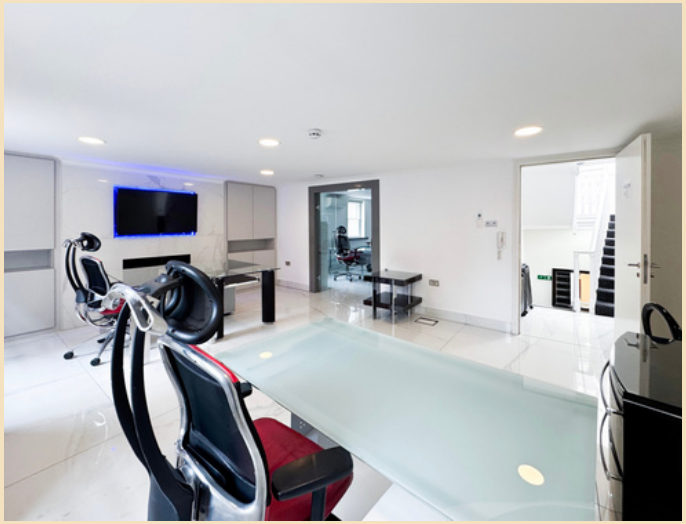
TOTAL SIZE (SQ.FT.)	523
QUOTING RENT (P.A.)	£37,000
ESTIMATED RATES PAYABLE (P.A.)	£14,580
SERVICE CHARGE	£2,615
ESTIMATED OCCUPANCY COST (P.A.)	**£54,195**


GOLDEN
EAGLE

















LOCATION & SITUATION

LOCATED IN MARBLE ARCH

Portman Street is perfectly situated on the periphery of the sophisticated Mayfair and amidst the charm of Marylebone. This prime West End location places you moments from Oxford Street, Bond Street, and Marble Arch, surrounded by London's finest hotels, private members' clubs, and luxury retailers.

With Bond Street Station within easy reach, the Elizabeth Line, Jubilee Line and Central Line provide great access across London.

RESTAURANTS

1. 28-50 By Night
2. The Ivy
3. Cavita
4. Delamina
5. Fishworks
6. Granger & Co.
7. Kima
8. Le Relais de Venise
9. Le Vieux Comptoir
10. Lina Stores
11. OPSO
12. Ottolenghi
13. St. John
14. Taka
15. Trishna
16. Mercato Mayfair
17. Flat Iron

BARS & CAFÉS

18. EL&N
19. Blank Street
20. WatchHouse
21. The Coach Makers Arms
22. The Three Tuns
23. The Marylebone
24. Hagen
25. Half Million Café
26. The Monocle Café
27. The Parlour
28. Claridge's Bar
29. Scales Cocktail Bar

CONNECTIVITY

MARBLE ARCH	3 mins
BOND STREET	6 mins
BAKER STREET	9 mins
OXFORD CIRCUS	11 mins



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
42 B

VAT
TBC

FLOOR PLANS
TBC

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.