



ROBERT IRVING BURNS



116 GREAT PORTLAND STREET

LONDON, W1W 6PJ

TO LET

FULLY FURNISHED OFFICE SPACE IN BOUTIQUE BUILDING
LOCATED IN THE HEART OF FITZROVIA AND IN CLOSE
PROXIMITY TO THE BBC

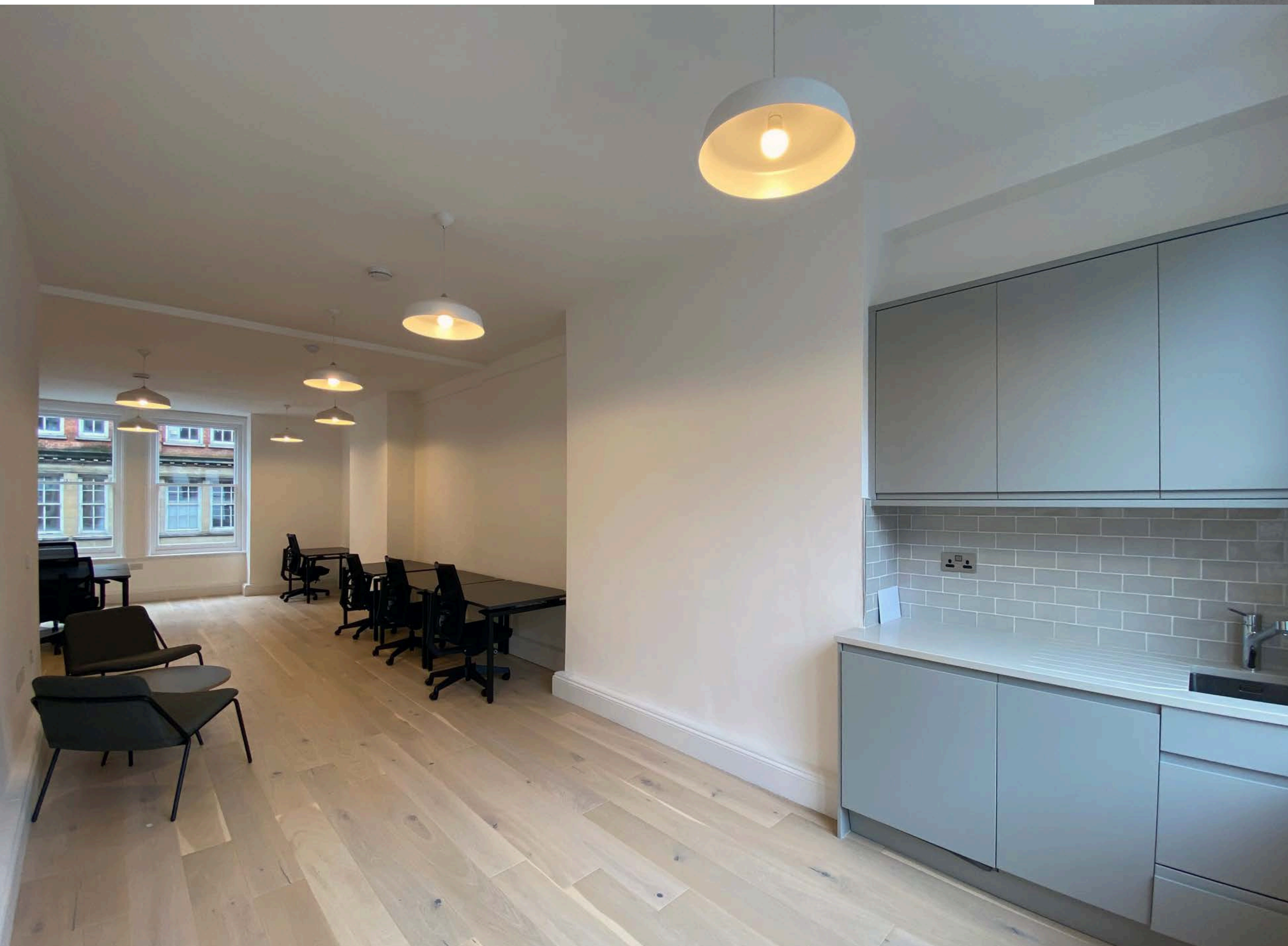
SUITABLE FOR CLASS E

533 SQ.FT

2ND FLOOR

WWW.RIB.CO.UK | 020 7637 0821 | 19 MARGARET STREET, LONDON, W1W 8RR

Description



Description

The premises offers a sleek creative environment arranged over the 2nd floor. The space benefits from fantastic natural light afforded by large front and rear windows. The floor is open plan with under floor heating, engineered timber flooring, entry phone system, fitted kitchenette, demised WC and shower.

The floor comes with desking and chairs with full CAT A+ option available.

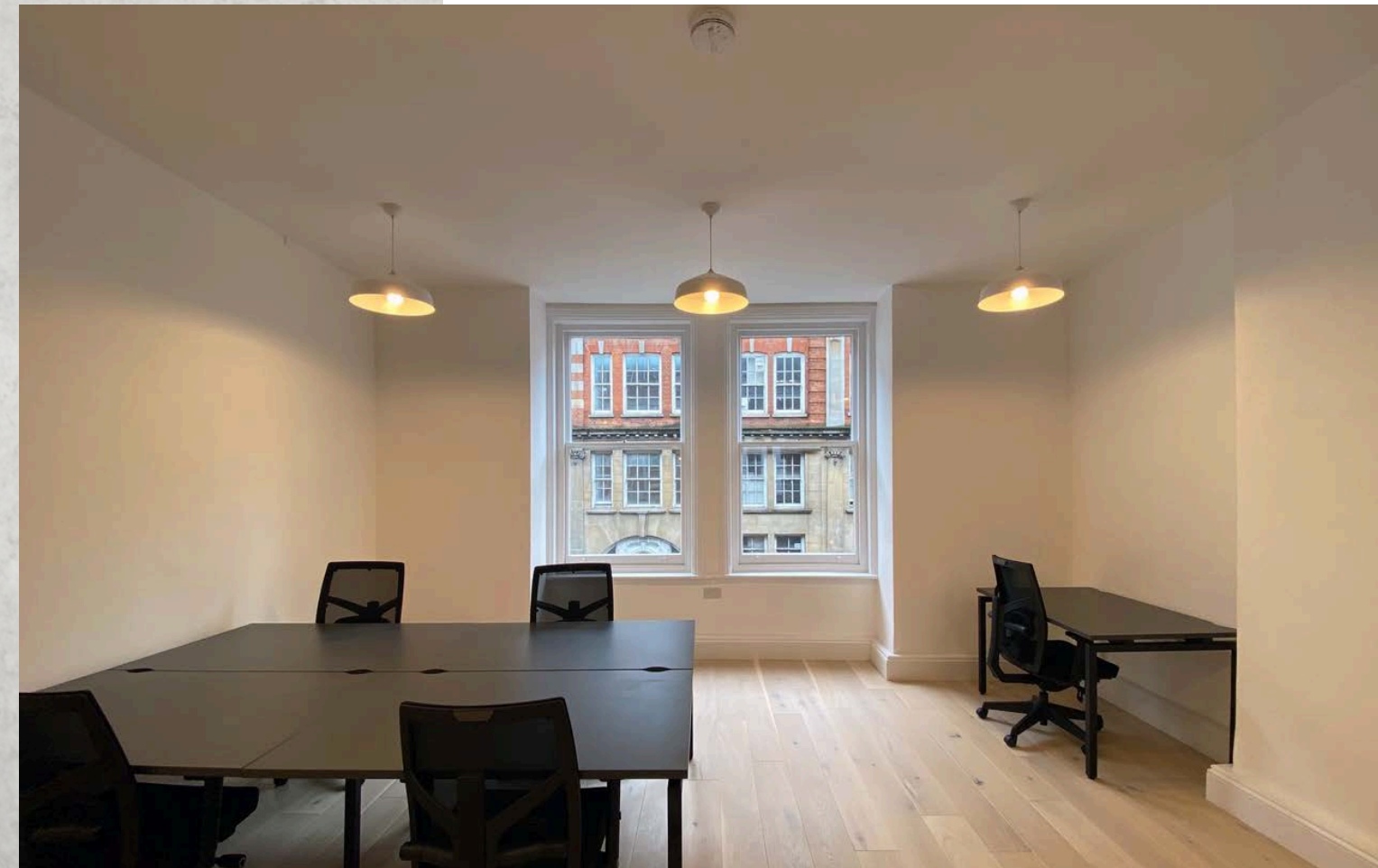


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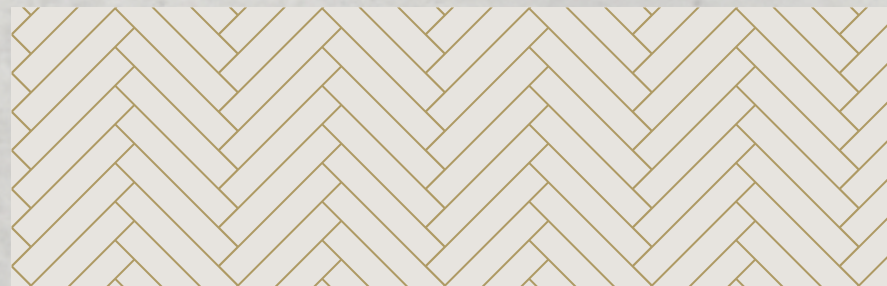
RIB

Specification

- Engineered Timber Flooring
- Underfloor Heating
- New Lighting
- Kitchenette
- Entry Phone System
- Demised Shower and WC
- Period Features
- Great Natural Light (Front & Back)



TIMBER



FLOORING



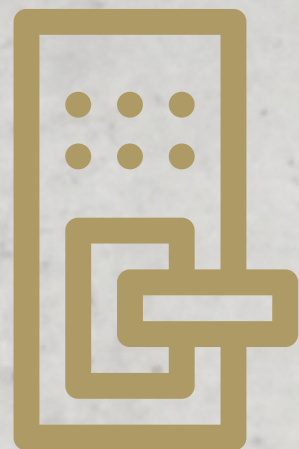
EXCELLENT
TRANSPORT
LINKS

DEMISED
SHOWER
AND WC

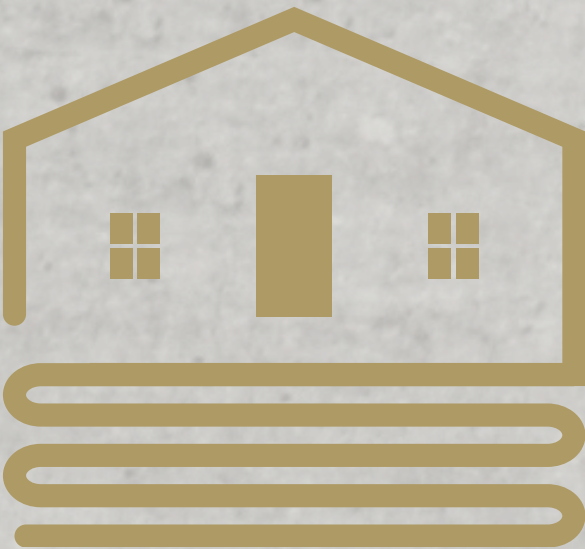


P R I M E
LOCATION

EXCELLENT
NATURAL
LIGHT



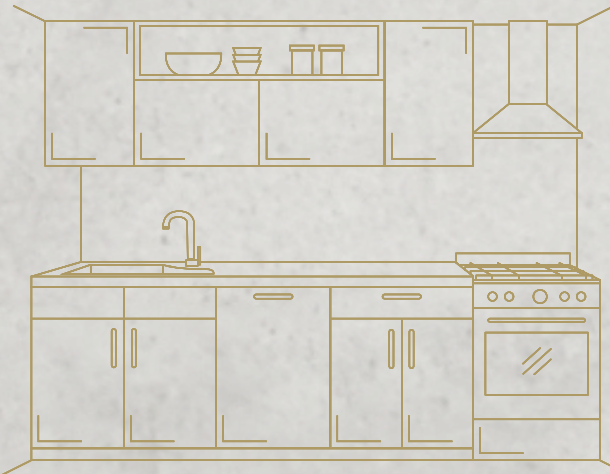
ENTRY
PHONE
SYSTEM



UNDERFLOOR
HEATING



NEW LIGHTING



KITCHENETTE

PERIOD FEATURES



The Riding House Cafe



Meraki



The London EDITION



Caravan Fitzrovia

Location

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.

Local businesses include BBC, Netflix and PlayStation. With local amenities such as Riding House Cafe, Kaffeine Coffee, Joe & The Juice, Simmons Bar, Goodman and more within a walking distance.

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.

Accommodation

Net Internal Area

Second Floor 49.5 SQM/ 533 SQFT

Floor	2nd Floor
Total Size (sq.ft.)	533
Quoting Rent (p.a.) excl.	£31,980
Service Charge	TBC
Estimated Rates Payable (p.a.)	£11,103
Estimated Occupancy Cost excl. (p.a.)	£43,083

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.

LEASE

Option 1: Assignment of the existing lease dated 2nd June 2023, contracted outside the Landlord and Tenant Act 1954. For term until 1st June 2025. At a passing rent of £39,975 pax.

Option 2: Sub lease for a term up until 1st April 2025.

Option 3: A simultaneous surrender of the existing lease with a new lease granted direct with the landlord, outside of the Landlord and Tenant Act 1954, 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

Available on request.

VAT

The building is elected for VAT.

FLOOR PLANS

Available on request.

Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/ source of funds, showing how the transaction is going to be funded may be required.

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. February 2025



ROBERT IRVING BURNS

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