

**TO LET**

A WELL LOCATED CHARACTERFUL OFFICE PREMISES  
112-114 GREAT PORTLAND STREET, FITZROVIA, W1W 6PH



From 947 SQ. FT. to 3,022 SQ. FT. (1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> Floor)

**LOCATION (GOOGLE MAPS [LINK](#))**

The premises is located on the east side of Great Portland Street close to the junctions of Langham Street and New Cavendish Street. Oxford Circus (Bakerloo, Victoria and Central) and Great Portland Street (Metropolitan, Hammersmith & City and Circle line) Underground Stations are within a short walking distance.

[rib.co.uk](http://rib.co.uk)

19 Margaret Street, London W1W 8RR

Tel: 020 7637 0821 Email: [info@rib.co.uk](mailto:info@rib.co.uk)



1st Floor





2nd Floor



3rd Floor



3rd Floor

**DESCRIPTION**

The office space is arranged across 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors, accessed via a communal staircase. The demise benefits from excellent natural light with windows on both the front and rear elevations of the building. The premises benefits from a combination of engineered wood and carpet flooring, strip lighting, an entry phone system, demised kitchenettes and full height sash windows.

**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.

**LEGAL COSTS**

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

**EPC**

Available upon request.

**FINANCIALS**

Floor	1 <sup>st</sup> Floor	2 <sup>nd</sup> Floor	3 <sup>rd</sup> Floor	Total
Size (sq. ft.)	978	947	1,097	<b>3,022</b>
Quoting Rent (p.a.) excl.	£53,800	£52,085	£60,335	<b>£166,220</b>
Estimated Rates Payable (p.a.)	£20,334	£18,713	£20,334	<b>£59,381</b>
Service Charge (p.a.)	£7,335	£6,762	£7,833	<b>£21,929</b>
<b>Estimated Occupancy Cost (p. a.)</b>	<b>£81,469</b>	<b>£77,559</b>	<b>£88,502</b>	<b>£247,530</b>

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

**AMENITIES**

- Excellent natural light from front and rear elevations
- Engineered wood flooring
- Strip lighting
- Open plan accommodations
- Demised kitchenette
- Entry phone system
- Central heating
- Ceiling mounted lighting
- Full height sash windows
- Separate meeting room (1<sup>st</sup> Floor)
- Stationary/Storage room (2<sup>nd</sup> Floor)
- Timber flooring (2<sup>nd</sup> Floor)

**VIEWINGS:**

Strictly through Robert Irving Burns.

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