

WOGAN HOUSE

99 GREAT PORTLAND STREET

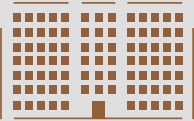
LONDON W1



A UNIQUE OPPORTUNITY TO OCCUPY AN ICONIC
SELF-CONTAINED BUILDING IN THE WEST END

OPPORTUNITY SUMMARY

- SELF-CONTAINED BUILDING EXTENDING TO 37,317 SQ FT NIA (50,261 SQ FT GIA)
- FITTED OFFICE SPACE INCLUDING A GYM & CLUB
- CURRENTLY USED FOR BROADCASTING & OFFICES
- FIXED PASSING RENT OF ONLY £430 PER ANNUM UNTIL 5TH JANUARY 2034
- PROTECTED LEASE WITHIN THE 1954 ACT
- PREMIUM OFFERS ARE INVITED FOR THIS VALUABLE LEASEHOLD INTEREST
- CONSIDERATIONS FOR A NEW SUB-LEASE



AMENITIES

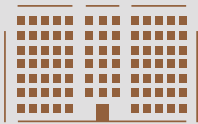
- GROUND FLOOR BAR/CLUB
- PRIVATE GYMNASIUM
- AIR-CONDITIONING
- RAISED ACCESS FLOORING
- SUSPENDED CEILINGS WITH RECESSED LED LIGHTING
- TWO PASSENGER LIFTS
- FITTED SOUND STUDIOS & PODCAST ROOMS
- LIVE BROADCASTING & RECORDING CAPABILITIES

LOCATION

THE PROPERTY IS PROMINENTLY LOCATED ON THE WESTERN SIDE OF GREAT PORTLAND STREET AT THE JUNCTION WITH LANGHAM STREET.

Oxford Circus Underground station (Bakerloo, Central & Victoria lines) is a 6-minute walk to the south, whilst Great Portland Street (Hammersmith & City, Circle & Metropolitan lines) is a 7-minute walk to the north. There are also several bus stops nearby.





ACCOMMODATION

THE PROPERTY EXTENDS 37,317 SQ FT NIA OVER LOWER GROUND, GROUND AND SIX UPPER FLOORS.

Floor	NIA sq m	NIA sq ft	GIA sq m	GIA sq ft
Seventh Floor (Plant)	-	-	45.9	494
Sixth Floor	406.5	4,376	477.1	5,136
Fifth Floor	468.6	5,044	540.9	5,822
Fourth Floor	462.6	4,979	548.7	5,906
Third Floor	468.8	5,046	548.3	5,902
Second Floor	465.4	5,010	547.2	5,890
First Floor	463.9	4,993	539.8	5,810
Ground Floor (Total')	159.0	1,711	563.9*	6,070*
Ground Floor Reception	54.1	582	-	-
Ground Floor Club	239.5	2,578	-	-
Lower Ground Floor	278.4	2,997	857.6	9,231
Totals	3,466.8	37,317	4,669.4	50,261

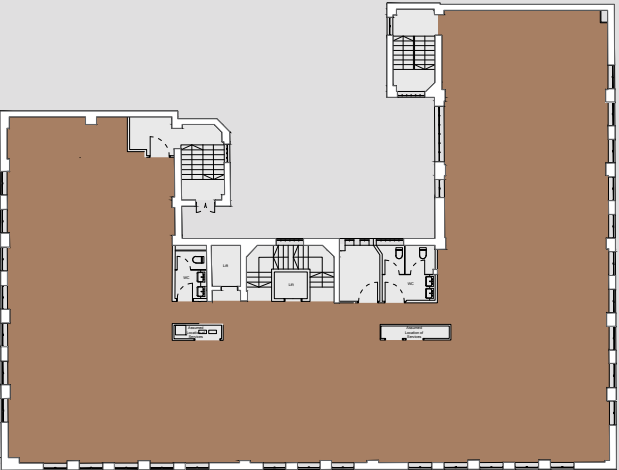
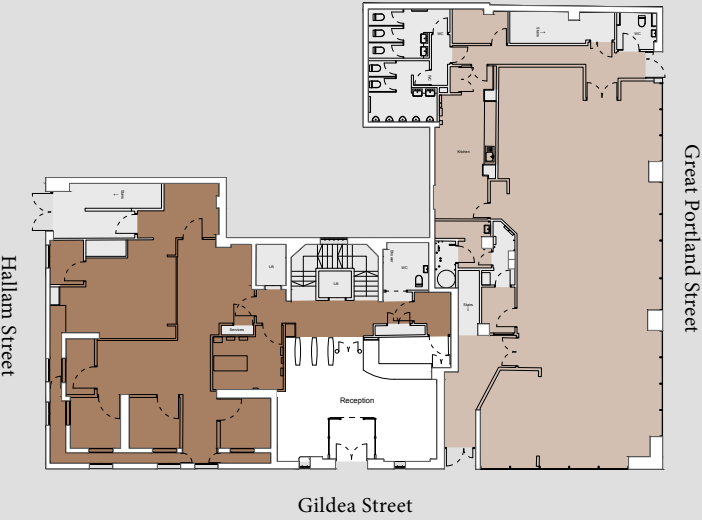
N.B. In addition, the property benefits from 1,475 sq ft (137 sq m) GIA of vaults.

FLOOR PLANS



GROUND

TYPICAL UPPER



KEY
Office Club

Not to scale, indicative only.



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**SUBSTANTIAL PREMIUM OFFERS INVITED FOR THIS UNIQUE OPPORTUNITY TO
OCCUPY A SELF-CONTAINED ICONIC BUILDING IN THE WEST END**



FURTHER INFORMATION

TERMS

Assignment until 5th January 2034, protected by the 1954 act, at a rent of £430 per annum. A new sub-lease may also be considered.

EPC

The property has an EPC rating of C53.

CONTACT

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Made by Tayler Reid

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