



ROBERT IRVING BURNS



68 GREAT PORTLAND STREET

LONDON W1W 7NG

TO LET

BRIGHT FITZROVIA OFFICE FLOOR

**1st Floor
598 SQ. FT.**

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



LONDON EDITION HÔTEL



OXFORD CIRCUS



RIDING HOUSE CAFE

68 GREAT PORTLAND STREET

Location

The premises is located on the corner of Great Portland Street and Little Titchfield street. The property is situated within walking distance to Oxford Circus Underground Station (Bakerloo, Victoria and Central) and within a short distance of local amenities and restaurants along Great Titchfield street, Market Place and Oxford Street.

Description



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The available unit is located on the first floor, accessible via a passenger lift or a communal staircase. The space overlooks Great Portland Street and enjoys excellent natural light from two sides. The floor is equipped with timber laminate flooring, built-in storage, double-glazed windows, wall-mounted radiators, a tea point, and shared WCs

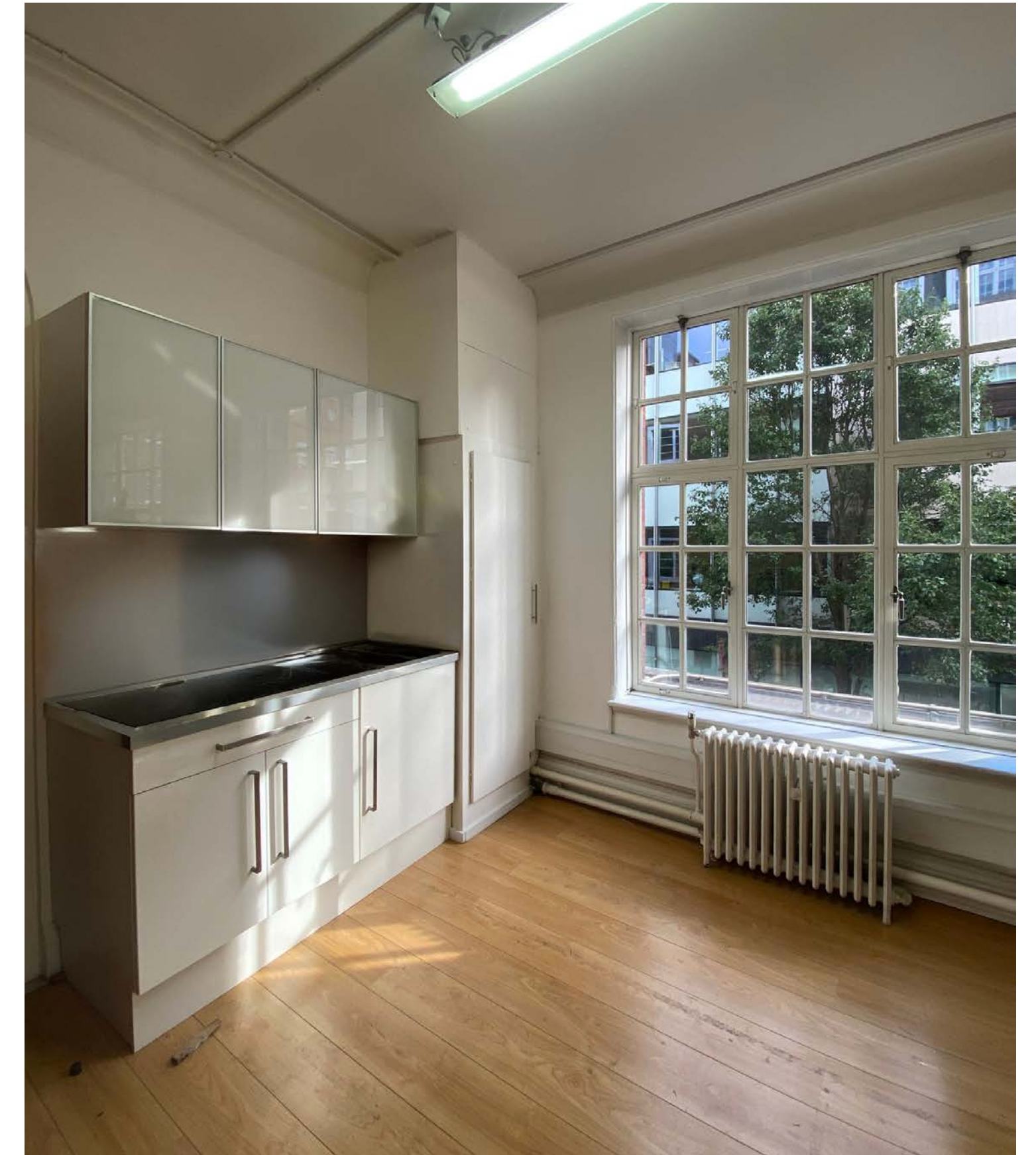
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Specifications

1st Floor

- Passenger Lift
- Natural Light From Two Sides
- Entry Phone Strip
- Lighting Wall Mounted Radiators
- Timber Laminate Flooring
- Double Glazed Windows
- Tea Point with Fitted Sink
- Perimeter Trunking
- Communal WCs Storage



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Financials

Floor	1st Floor
Size (SQ FT)	598
Quoting Rent (PA)	£35,000
Estimated Rates Payable (PA)	£12,974
Service Charge (PSF)	£5,468
Estimated Occupancy Cost (PA)	£53,442

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

New effective Full Repairing and Insuring lease(s) 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

Available on click.

VAT

TBC

FLOOR PLANS

Scaled 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. January 2025



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