



ASHLEY HOUSE

12 GREAT PORTLAND STREET

RIB

ROBERT IRVING BURNS



TO LET

PRIME OFFICE OPPORTUNITY
IN OXFORD CIRCUS LOCATION

**12 GREAT PORTLAND STREET
LONDON, W1W 8QN**

3rd Floor
1,776 sq. ft.

DESCRIPTION

This fully fitted, plug & play office commands a prominent position on Great Portland Street and is flooded by natural light from three elevations.

The office overlooks Market Place where there is an eclectic mix of cafe's, restaurants and bars.

Inside the space benefits from two board rooms, two private offices and a designated call booth, all of which are fitted with smart glass for privacy.

There is also a modern kitchenette, breakout area and two demised w/c's. the office is serviced with a 1GB fibre line.

AMENITIES

- Installed Fibre Line (1 gigabit line)
- Fully Furnished
- Timber Laminate Flooring
- 2 x 6 Person Boardroom (Fitted with Private “ Smart Glass ” for instant privacy)
- 2 x Private Office
- 1 x Calling Booth
- 1 x 3 Person Breakout/Discussion Room
- Channelled Data and Power
- Sockets
- Fitted Kitchenette
- 2 x WCs
- Natural Light from 3 Sides
- Pendant and Spot Lighting

LOCATION

The property is situated on the Great Portland Street gateway to Market Place, Fitzrovia's humming epicentre of wining and dining.

This vibrant part of the West End offers unrivalled transport connectivity, whilst retaining its village like atmosphere. The area attracts a diverse mix of occupiers, residents and visitors alike.

The rich amenities on offer allow those in the area to sample the enviable mix of fashionable restaurants, shops & cafés. Such as Nike Town, Urban Outfitters, The Oxford Market, Faros Restaurant, The Salad Project and Reiss to name a few. Please refer to the map overleaf for more information on local occupiers.

Underground Stations Oxford Circus (Central, Victoria and Bakerloo line, 0.1 miles), Bond Street (Central and Jubilee line, 0.4 miles) and Goodge Street (Northern line, 0.4 miles) are a short distance away. Only a moments walk from the West End's prominent Oxford and Regents Street.



REISS

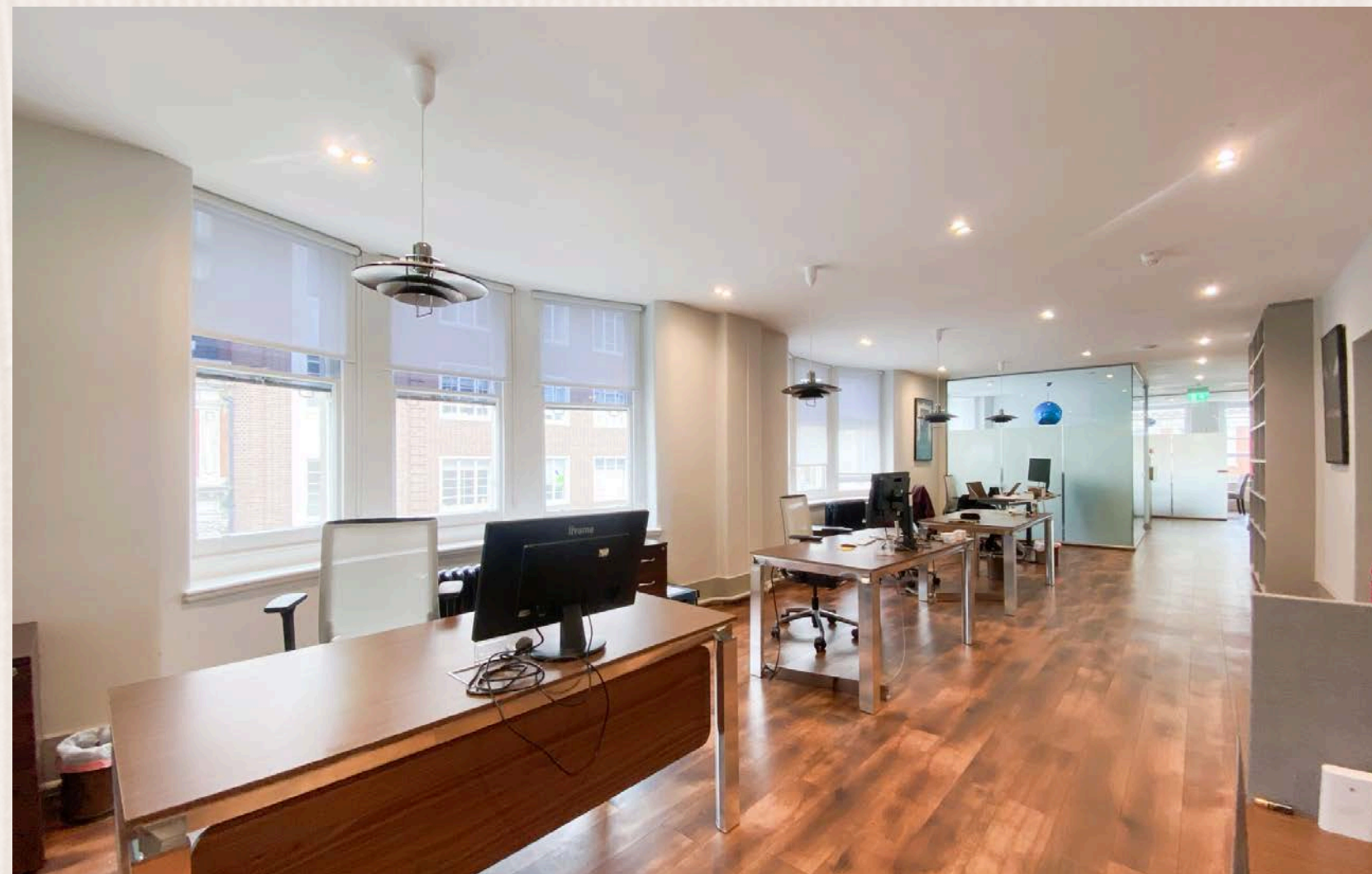


THE SALAD PROJECT



FAROS

GALLERY



FINANCIALS

Size (sq. ft.)	1,776
Quoting Rent (p.a.) excl.	£115,440
Estimated Rates Payable (p.a.)	£46,800
Service Charge (p.a.)	£14,232
TOTAL	£176,472

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

A new effective Full Repairing and Insuring lease subject to simultaneous surrender and regrant contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

TBC.

LEGAL COSTS

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

EPC

This property has an EPC rating of 61C.

VAT

The property is elected for VAT.

FLOOR PLANS

Floor plans available upon request.

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 2026.

CONTACT US

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The logo for Robert Irving Burns (RIB) features the letters 'R', 'I', and 'B' in a bold, serif font. The 'I' is smaller and positioned between the 'R' and 'B', with a vertical line extending through its center.

ROBERT IRVING BURNS