

TO LET**REFURBISHED CREATIVE WORKSPACE IN THE HEART OF FITZROVIA****15 LITTLE PORTLAND STREET, LONDON, W1W 8BW****3rd Floor- 1,174 SQ. FT. (109 SQ. M.)****CLICK HERE FOR A 3D TOUR****LOCATION (GOOGLE MAPS [LINK](#))**

The property is situated on the north side of Little Portland Street, between Great Portland Street and Great Titchfield Street. Communications are excellent with Oxford Circus Underground Station close by as are the numerous restaurants and shopping facilities that the area has to offer.

rib.co.uk

19 Margaret Street, London W1W 8RR

Tel: 020 7637 0821 Email: info@rib.co.uk

DESCRIPTION

The office is situated on the third floor benefitting from front and back natural light, comfort cooling, new LED lighting, entry phone system, wooden flooring, WC's kitchenette and perimeter trunking.

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 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

Area	Fitzrovia
Size (sq. ft.)	1,174
Quoting Rent (p.a.) excl.	£69,853
Estimated Rates Payable (p.a.)	£21,457
Service Charge (p.a.)	£8,805
Estimated Occupancy Cost (p. a.)	£100,115

In 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 enquiries.

AMENITIES

- Comfort Cooling
- New LED Lighting
- Entry Phone System
- Wooden Flooring
- WC's
- Kitchenette
- Perimeter Trunking

VIEWINGS:

Strictly through Robert Irving Burns.

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