

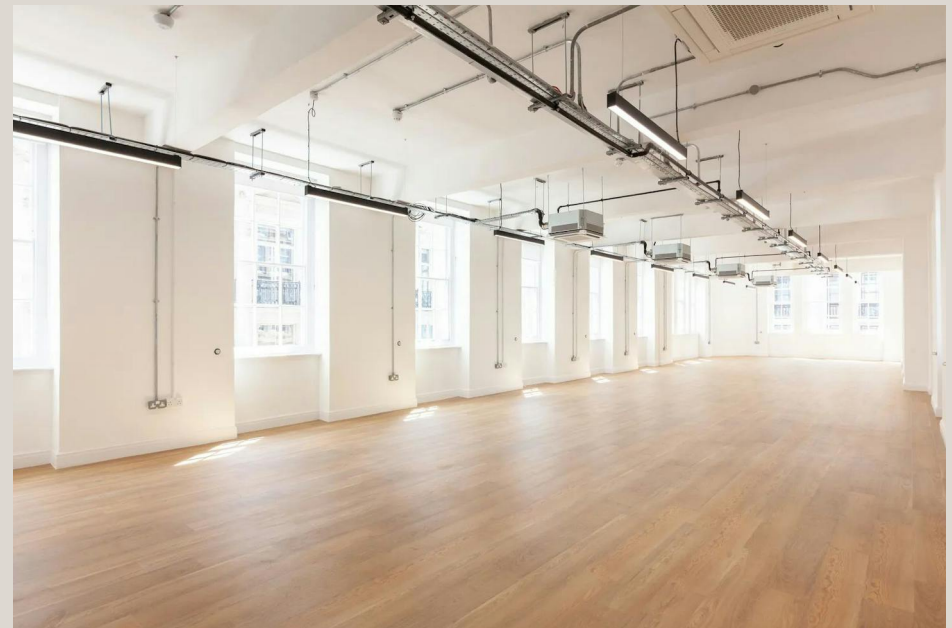
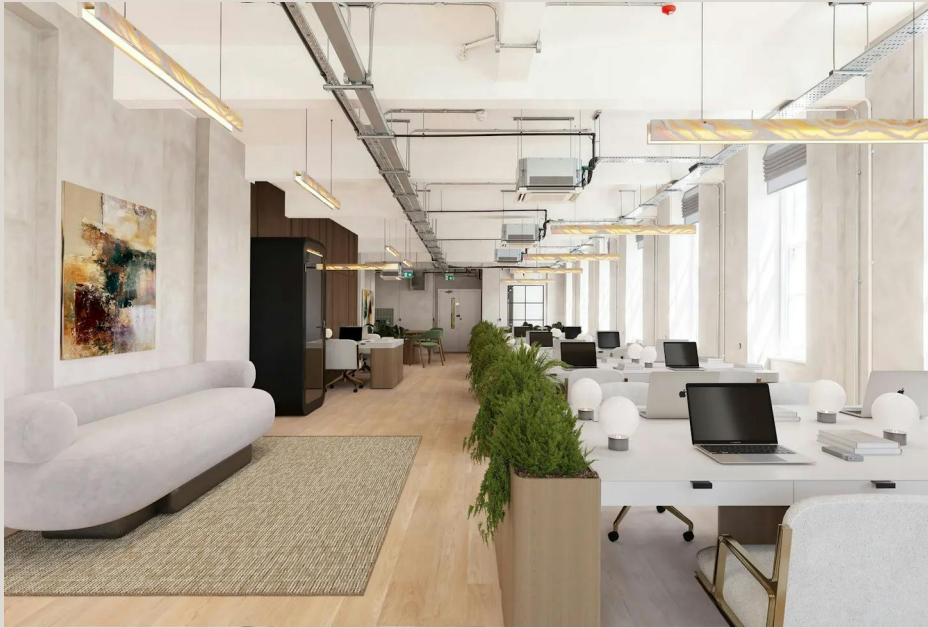
PORTLANDHOUSE - 4 GREAT
PORTLAND STREET
Fitzrovia



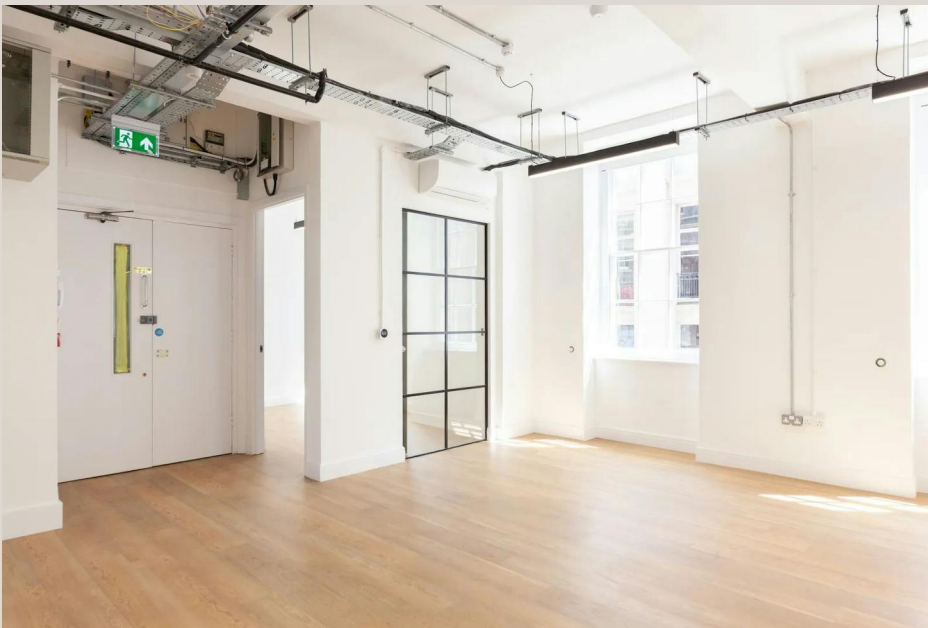
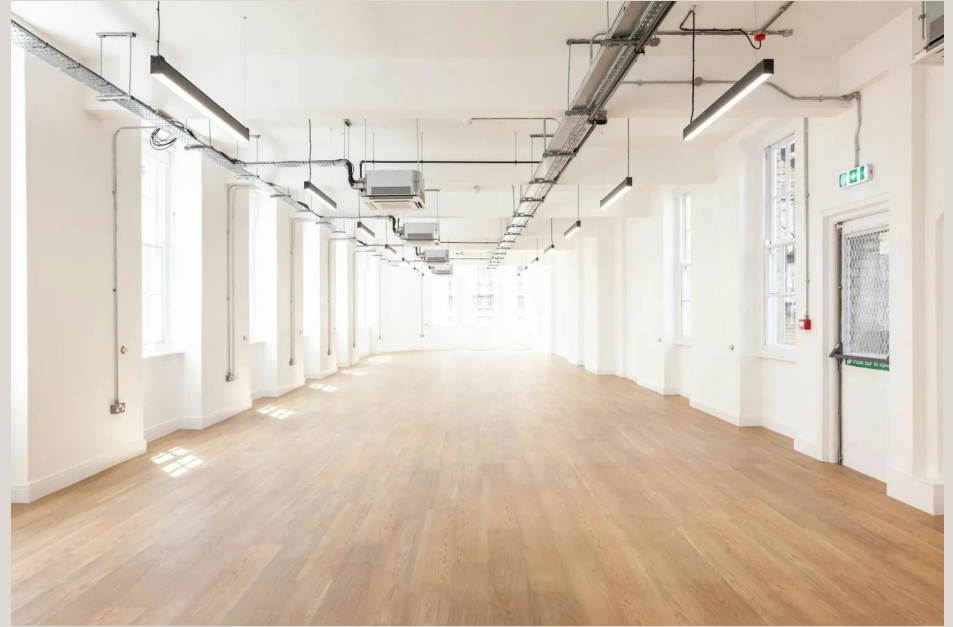
LDG



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DESCRIPTION

Thanks to its high ceiling volume and impressive row of ornate sashed windows, its easy to understand Portland House is a popular building. The third floor (west) is to be delivered in a fully fitted and furnished condition, supplying two meeting rooms, break-out spaces, in addition to an impressive open plan working area.

HIGHLIGHTS

- Refurbished Open Plan Offices
- Wood Flooring
- Excellent Ceiling Height
- Windows On 3 Sides
- LED Lighting
- Passenger Lift
- Sash Windows
- Central Heating
- Multiple Cable Management Solutions
- Video Entryphone
- Kitchenette
- Air-Conditioning

FITTED & FURNISHED

The Landlord is open to fitting the office with meeting rooms and / or furnish the office, subject to negotiation including an increased rent to £87.50 per sq.ft.

LEASE

Leases from 3 years, or longer.

WHEN CAN YOU MOVE IN?

Immediately, subject to contract.

VIEWINGS

We believe a property is best seen in person - contact us for a viewing, so we can walk you through how great this space is.

VAT

This building is elected for VAT.

DDA COMPLIANCE

If you have any questions about disabled access suitability, please do reach out to us.

FURTHER INFORMATION

EPC & other reports are available upon request.

USE

Class E – Suitable for offices, medical and educational uses.

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CONNECTIVITY

We understand fibre is available at the property. Further information upon request.

COMMUTE

Oxford Circus - 1 mins
Tottenham Court Road - 6 mins
Bond Street - 8 mins
Goodge Street - 11 mins
Great Portland Street - 13 mins

PARKING

Cavendish Square - 5 mins

FOODIE HOTSPOTS

- Vapiano - Wahacca
- MEATliquor - Honest Burger

LIQUID LUNCH

- Oxford Market - The George
- All Bar One - London Cocktail Club

A STRETCH AWAY

- Rowbots - F45
- PureGym - The Gym

PHOTOGRAPHY

Our marketing includes virtual furnishing to help visualise a fitted office. This is for indicative purposes only.

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Floor/Unit	Description	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
3rd	West	1,691	£126,825 /annum	£49,440 /annum	£23,993 /annum	£16,688.17	£200,258	Available
Total		1,691				£16,688.17	£200,258	

Ready to talk?



HARRISON
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