

51 GREAT PORTLAND STREET

Fitzrovia



LDG









DESCRIPTION

Bright second-floor office on Great Portland Street, comprising two interconnecting rooms with separate entrances. The space benefits from excellent natural light, high ceilings, and a flexible layout, ideal for a variety of business uses. Well-located in the heart of the West End with easy access to transport and local amenities.

HIGHLIGHTS

- Refurbished Office
- Two Entrances/Consultation Rooms
- Excellent Natural Light
- 3 Minutes Walk from Oxford Circus
- High Ceilings
- Air-Conditioning

LEASE

Leases from 12 months, or longer.

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.

WHEN CAN YOU MOVE IN?

Immediately, subject to contract.

CONNECTIVITY

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

VAT

This building is elected for VAT.

COMMUTE

Oxford Circus - 3 mins
Great Portland Street - 8 mins
Goodge Street - 9 mins
Tottenham Court Road - 11 mins

PARKING

Cavendish Square - 4 mins

FOODIE HOTSPOTS

- Vapiano - Wahacca
- MEATliquor - Honest Burger

LIQUID LUNCH

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

A STRETCH AWAY

- Rowbots - F45
- PureGym - The Gym



Demise	sq ft	Rent	Rates Payable	Service charge	Total month	Total year
2nd	325	£17,500 /annum	£2,390.56 /annum	£4,875 /annum	£2,063.80	£24,765.56
Total	325				£2,063.80	£24,765.56