



SAVOY STEWART  
COMMERCIAL PROPERTY

HEALTHCARE, EDUCATION  
TO LET

## 70-74 GREAT PORTLAND STREET

London, W1W 7LR

Newly constructed



### KEY POINTS

- › Educational use (Class F1)
- › Medical Use (Class E)
- › Self contained with own entrance
- › Newly Constructed

TENURE	TO LET
SIZE	3,885 SQ FT
EPC	EPC EXEMPT - CURRENTLY BEING CONSTRUCTED OR UNDERGOING MAJOR REFURBISHMENT

Contact us on 020 7495 3666 or visit [www.savoystewart.co.uk](http://www.savoystewart.co.uk)

## LOCATION

The property is located on the East side of Great Portland Street close to the junction with Riding House Street. Oxford Circus and Great Portland Street Stations are both under 10 mins walk.

## ADDITIONAL INFORMATION

The available accommodation comprises a brand new building that is in the process of being constructed to the highest standard.

Planning consent has been granted for the property to be used for Medical or Higher education use (Class E and F1).

The property will be finished to shell and core allowing an incoming occupier to fit out the property according to their requirements.

## ACCOMMODATION

Name	Sq ft	Sq m	Availability
Ground	1,840	170.94	Available
Lower Ground	2,045	189.99	Available
<b>Total</b>	<b>3,885</b>	<b>360.93</b>	

## SPECIFICATIONS

Own Entrance  
Sky Lights  
Excellent natural light  
Disabled WC's  
Medical and Education use

## VIEWINGS

Strictly by appointment via agents Savoy Stewart.

## TERMS

The property is available by way of new lease for a term by arrangement.

## POSSESSION

The property is in the process of construction and is available from Q2 2021.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction

## BUSINESS RATES

n/a

## SERVICE CHARGE

n/a



## VIEWING & FURTHER INFORMATION



Darren Best  
020 7478 9115  
[db@savoystewart.co.uk](mailto:db@savoystewart.co.uk)



Vivek Krishnan  
020 7478 9114  
[vk@savoystewart.co.uk](mailto:vk@savoystewart.co.uk)

or visit [savoystewart.co.uk](http://savoystewart.co.uk)