



19-21 Great Portland Street, London W1W 8QB

TO LET

Fully Fitted Media Style Offices

**2,850 Sq Ft
(265 Sq M)**

DESCRIPTION

The second floor is broadly rectangular in shape offering extremely functional column free space with a series of glazed meeting rooms and private offices in situ also. The office has windows to the front and sides providing excellent levels of natural light, as well as a kitchen / break out area.

- ✓ Fully fitted office space
- ✓ Air conditioning, raised floor & perimeter trunking
- ✓ Excellent natural light, passenger lift & 24/7 access
- ✓ Available on a Sublease / Assignment until October 2020
- ✓ A new lease is also available direct from the landlord
- ✓ Energy Performance Certificate - Available upon request

LOCATION

The premises are located on the west side of Great Portland Street, between Great Castle Street and Margaret Street. Oxford Circus underground station and numerous other excellent transport facilities on Oxford Street and Regent Street are a short walk away.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
2nd Floor	2,850	265

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

For business rating information please visit the VOA website www.voa.gov.uk.

TOTAL OCCUPANCY COSTS

Rent- £65.50 per sq ft
Business Rates - £24.45 per sq ft
Service Charge - £9.84 per sq ft



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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