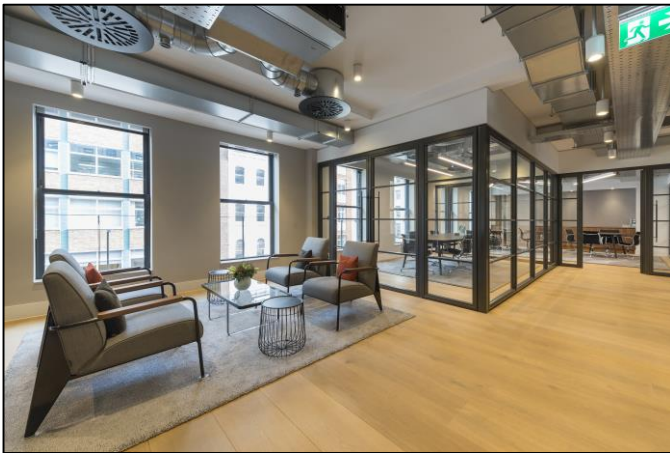


New Instruction

33 Great Portland Street London W1



High Quality Fitted Out Office Floor - 2,432 sq ft (225.94 sq m)

Location

The premises are located on the west side of Great Portland Street, between Little Portland Street and Margaret Street. The property is a moment's walk from Market Place and the selection of shops, cafes and restaurants that are situated there. Oxford Circus underground station (Bakerloo, Central and Victoria lines) and numerous other excellent transport facilities on Oxford Street and Regent Street are moments away.

020 7522 8500

Accommodation

The available accommodation comprises the entire 2nd floor, having a total net internal floor area of 2,432 sq ft (225.94 sq m) and provides the following amenities:

- Fitted-out to an extremely high standard
 - Commissionaire
 - Exposed Services
 - Air conditioning
 - Demised WCs
- Excellent floor to ceiling height
 - 10 person lift
 - Raised floors
- Excellent natural light
 - Roof terrace

Terms

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

Rent

£79.50 per sq ft per annum, exclusive of all outgoings and VAT.

Business Rates

The current Rates payable equate to approximately £34.00 per sq ft for 2017/2018. The tenant should however make their own enquiries.

Service Charge

The current Service Charge is currently running at £TBC per sq ft per annum.

Legal Costs

Each party to be responsible for their own costs in relation to this transaction.

Viewings

Strictly by appointment with the sole letting agent **MELLERSH & HARDING LLP**

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