

43 PORTLAND PLACE, LONDON W1

THIRD FLOOR OFFICES WITH COMFORT COOLING

ON A BEAUTIFUL TREE LINED STREET

@ ONLY £57.50 per sq ft pax

1,565 SQ FT (145.39 SQ M) APPROX.



LOCATION

This imposing building is situated on the west side of Portland Place on a beautiful tree lined street, midway between New Cavendish Street and Weymouth Street. Oxford Circus and Regents Park underground stations are within close proximity and the area is well served for restaurant, shopping and transport facilities.

For more information visit [eddisons.com](https://www.eddisons.com)
T: 020 3205 0200

DESCRIPTION

The third floor offices provide a reception and open plan area together with a meeting room and three private offices overlooking Portland Place, kitchen and own toilets, in total extending to approximately 1,565 sq ft (145.39 sq m).



FEATURES

- Comfort cooling
- Passenger lift
- Central heating
- Kitchen
- Carpeted
- Demised WC's

RENT

£ 90,000 per annum exclusive plus VAT. (£57.50 per sq ft)

LEASE

A new lease will be granted for a term to be agreed excluding the Security of Tenure and Compensation Provisions of the Landlord and Tenant Act 1954.

EPC

Full rent and Lease terms on request.

VIEWING

D-81

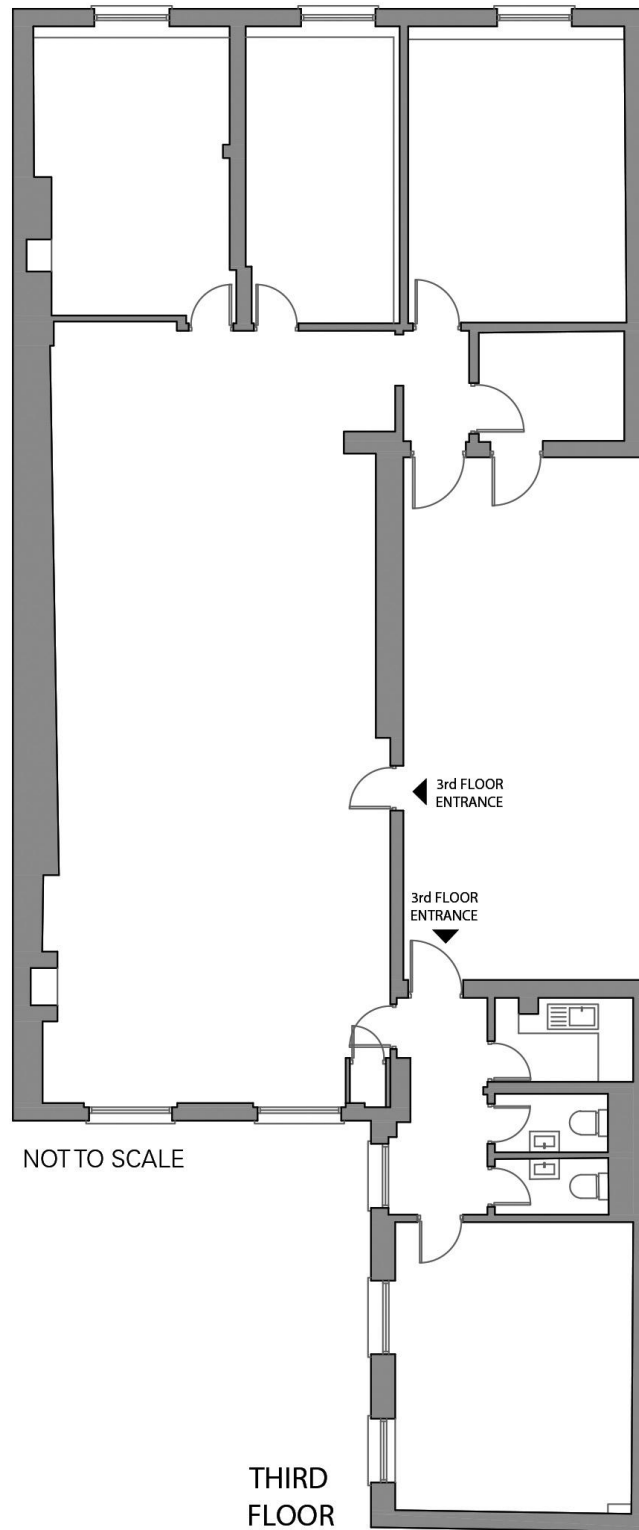
Eddisons
Richard Spencer
07778 521230
&
Omar Saad
07483 111764

For more information visit eddisons.com
T: 020 3205 0200

Eddisons

Subject to contract and exclusive of VAT if applicable

Important - Eddisons give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS



For more information visit eddisons.com
T: 020 3205 0200

Eddisons

Subject to contract and exclusive of VAT if applicable

Important - Eddisons give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS