

PORTLANDHOUSE - 4 GREAT  
PORTLAND STREET

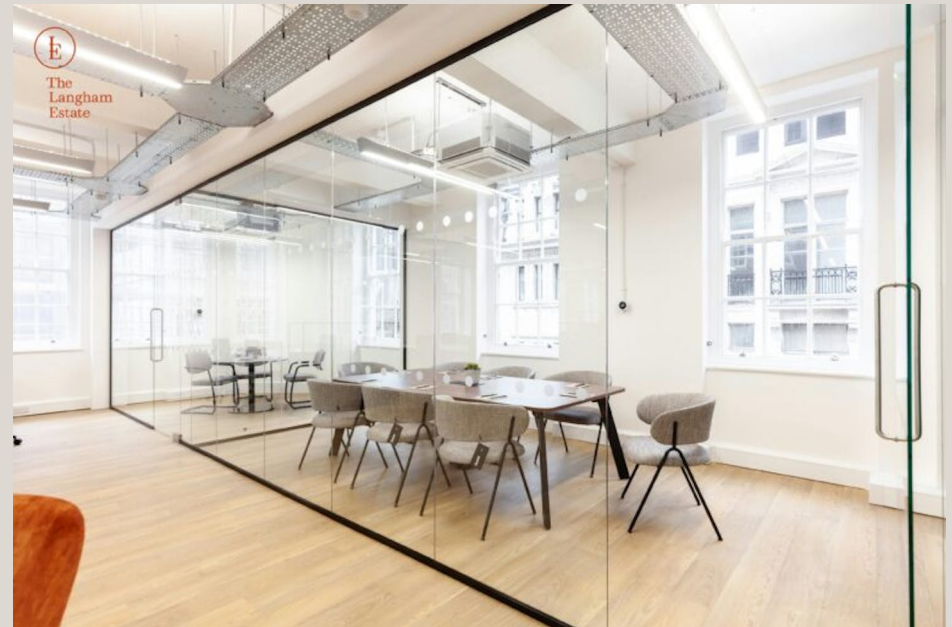
Fitzrovia



LDG



Portland House - 4 Great Portland Street







**DESCRIPTION**

Taking advantage of the buildings architectural features, we're delighted to be able to bring to the market high quality workspaces which offer exceptional levels of natural light from windows on three sides, further enhances from its large windows and high ceiling. Offices have been fitted with kitchenettes with wood flooring, in an open plan layout

**HIGHLIGHTS**

- Refurbished Open Plan Offices
- Wood Flooring
- Excellent Ceiling Heights
- Windows On 3 Sides
- LED Lighting
- Passenger Lift
- Sash Windows
- Central Heating
- Multiple Cable Management Solutions
- Video Entryphone
- Kitchenette
- Air-Conditioning (To Be Installed)

**LEASE**

Leases from 3 years, or longer.

**CONNECTIVITY**

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

**WHEN CAN YOU MOVE IN?**

Immediately, subject to contract.

**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.

**FITTED & FURNISHED**

The Landlord is open to fitting the office with meeting rooms and / or furnish the office, subject to negotiation including an increased rent to £87.50 per sq.ft.

**DDA COMPLIANCE**

If you have any questions about disabled access suitability, please do reach out to us.

**USE**

Class E – Suitable for offices, medical and educational uses.

**COMMUTE**

Oxford Circus - 1 mins  
Tottenham Court Road - 6 mins  
Bond Street - 8 mins  
Goodge Street - 11 mins  
Great Portland Street - 13 mins

**PARKING**

Cavendish Square - 5 mins

**FOODIE HOTSPOTS**

- Vapiano - Wahacca  
- MEATliquor - Honest Burger

**LIQUID LUNCH**

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

**A STRETCH AWAY**

- Rowbots - F45  
- PureGym - The Gym

**VAT**

This building is elected for VAT.

**FURTHER INFORMATION**

EPC & other reports are available upon request.

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Schedule of Accommodation

Floor/Unit	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
2nd	1,760	£127,600 /annum	£40,448 /annum	£25,520 /annum	£16,130.67	£193,568	Available
5th	1,310	£94,975 /annum	£32,512 /annum	£18,995 /annum	£12,206.83	£146,482	Available
6th	1,070	£77,575 /annum	£24,076.75 /annum	£15,515 /annum	£9,763.90	£117,166.75	Available
<b>Total</b>	<b>4,140</b>				<b>£38,101.40</b>	<b>£457,216.75</b>	

Ready to talk?



**HARRISON  
EAGLES**

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