

TO LET**SUPERB OFFICE SUITE****PART 4TH FLOOR - 5,177 SQ FT****FULLY FITTED PLUG & PLAY
TO A VERY HIGH STANDARD****180 GREAT PORTLAND STREET
LONDON W1W 5QZ****Location:**

180 Great Portland Street is located in the heart of Fitzrovia between its junction with Carburton Street and Clipstone Street and moments from Regents Park.

Transport

The building is well serviced by transport links including the tube stations of Great Portland Street, Warren Street, all of which are within walking distance.

Accommodation

The accommodation forms part of the fourth floor within this modern development. The offices are fitted out to a very high standard to provide a mixture of private offices, boardrooms, and large open plan areas. The accommodation is available with all the high quality furniture in situ as a Plug & Play option.

Part 4th Floor**5,177 sq ft****Amenities:**

- Impressive reception
- 24 hour security and access
- Air conditioning
- LG7 compliant lighting
- Raised floor
- Suspended metal tile ceiling
- Cycle racks & Showers
- 3 Lifts
- Wooden flooring
- Open plan / private offices
- Kitchens x 2

Lease:

For a term to expire 31st December 2022 or longer by arrangement.

Rent:

£71.50 per sq ft.

Rates Payable:

£26.97 per sq ft payable.

Service Charge:

£10.75 per sq ft.

Legal Costs:

Each party to bear their own legal costs incurred in this transaction.

Viewing:

Strictly by appointment with sole agents James Andrew International.

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