

**TO LET**  
**38 PORTLAND PLACE, LONDON, W1W 8QY**

**BUILDING WITH THE BENEFIT OF FULL F1  
EDUCATIONAL USE**

**8,779 SQ. FT.**



**Location:**

The property is situated on the east side of Portland Place, just north of its junction with New Cavendish Street. The property benefits from excellent communications with Oxford Circus (Central, Bakerloo & Victoria Lines) Regent's Park (Bakerloo Line), Great Portland Street (Hammersmith &

City, Metropolitan and Circle Line) London Underground Stations are all within a 5 minute walk.

**Accommodation:**

The building is currently fitted out as a school and comprises a mixture of classrooms and offices over lower ground, ground and three upper floors.  
The property also benefits from a secure rear entrance on Cavendish Mews North.

The property provides the following net internal area:-

Lower Ground Floor	– 1,946 sq. ft.
Ground Floor	- 1,540 sq. ft.
First Floor	- 2,249 sq. ft.
Mews Second Floor	- 1,239 sq. ft.
Second Floor	- 964 sq. ft.
Third Floor	- 841 sq. ft.
<b>Total</b>	<b>8,779 sq. ft.</b>

**Lease:**

A Full Repairing and Insuring Lease for a term to expire 16<sup>th</sup> March 2039 subject to a rent review March 2024 and five yearly thereafter.

**Rent:**

£400,810 per annum exclusive. (£45.65 per sq. ft.)

**Legal Costs:**

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

**Viewing:**

Strictly by appointment through sole agents.

**JAMES ANDREW  
INTERNATIONAL**

**Mark Kleinman**  
**James Andrew International**  
T: 0207 224 4436  
M: 07831 350 200  
E: [mkleinman@jamesandrew.co.uk](mailto:mkleinman@jamesandrew.co.uk)