

**metruís**

**37 GREAT PORTLAND STREET**

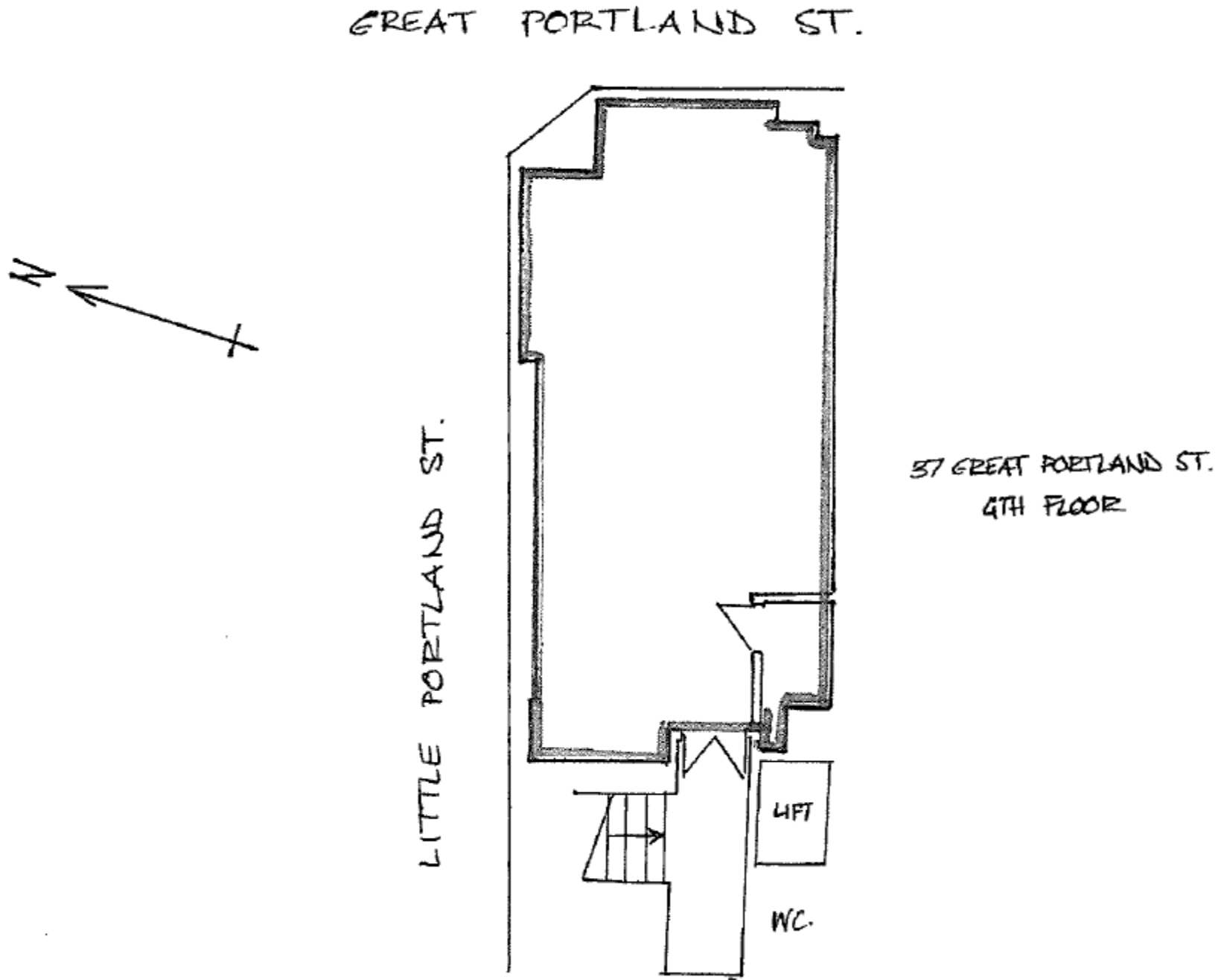
**FITZROVIA**

**BRIGHT WORKSPACE TO LET ON FLEXIBLE LEASE TERMS**









▪ Floor plan not to scale

### SOMEWHERE TO EAT

Abundance of dining options ranging from exciting street food to upmarket Michelin dining



### SOMEWHERE TO WALK AND RELAX

Situated less than 5 minutes' walk you have the relaxing Hanover square to take in some natural beauty



### SOMEWHERE TO TRAVEL

Oxford Circus, Elizabeth Line & Great Portland Street Station offer excellent connections to all of London within walking distance



### SOMEWHERE TO DO SOMETHING DIFFERENT

Minutes walk from the world famous Carnaby Street and Oxford Street offering excellent dining, shopping, and entertainment



## ACCOMMODATION

The property is located on the West side of Great Portland Street at the junction with Little Portland Street. The property is situated within walking distance of Great Portland Street and Oxford Circus Underground Stations

The available workspace is on the 4th floor and is set out in an open plan format with a small kitchenette and demised WC's

## FEATURES

- Open plan workspace
- Excellent natural light
- Good floor to ceiling height
- Kitchenette
- Entry phone
- Passenger lift
- Wooden flooring

## LEASE TERMS

New flexible lease available direct from the landlord for a term to be agreed. The lease will be granted outside the Security of Tenure and Compensation Provisions provided by the Landlord & Tenant Act 1954 Part II, as amended

## TIMING

Available for immediate occupation

## EPC

EPC available upon request

## CONNECTIVITY

Oxford Circus - 0.2mi

Great Portland Street - 0.5mi

Bond Street - 0.5mi

Goodge Street - 0.5mi

Tottenham Court Road - 0.5mi

Regent's Park - 0.5mi

London Charing Cross Commuter Rail - 1.4mi

London Euston Commuter Rail - 2.6mi

## ACCOMMODATION SCHEDULE

Floor	Size (Sq Ft)	Size (Sq M)	Guiding Rent (PSF)	Estimated Rates (PSF)	Estimated Service Charge (PSF)	Total (PSF)	Total Per Month Inclusive	Total Per Annum Inclusive
4th	520	48	65.00	22.79	12.40	100.19	4,341.57	52,098.80

- All sizes NIA (Net Internal Area)
- Interested parties should verify the rates payable with the relevant Local Authority





## CONTACT

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