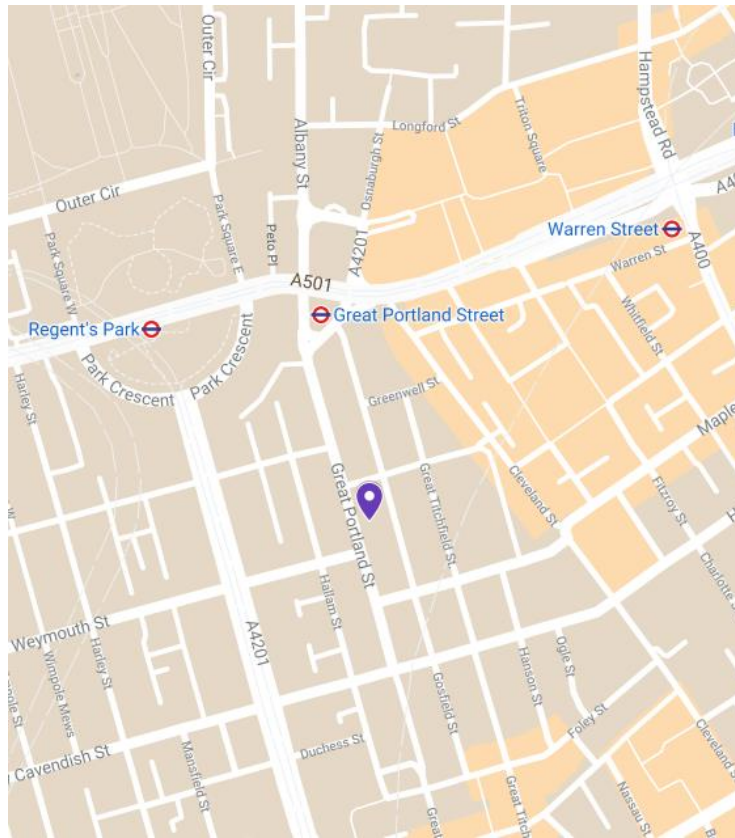
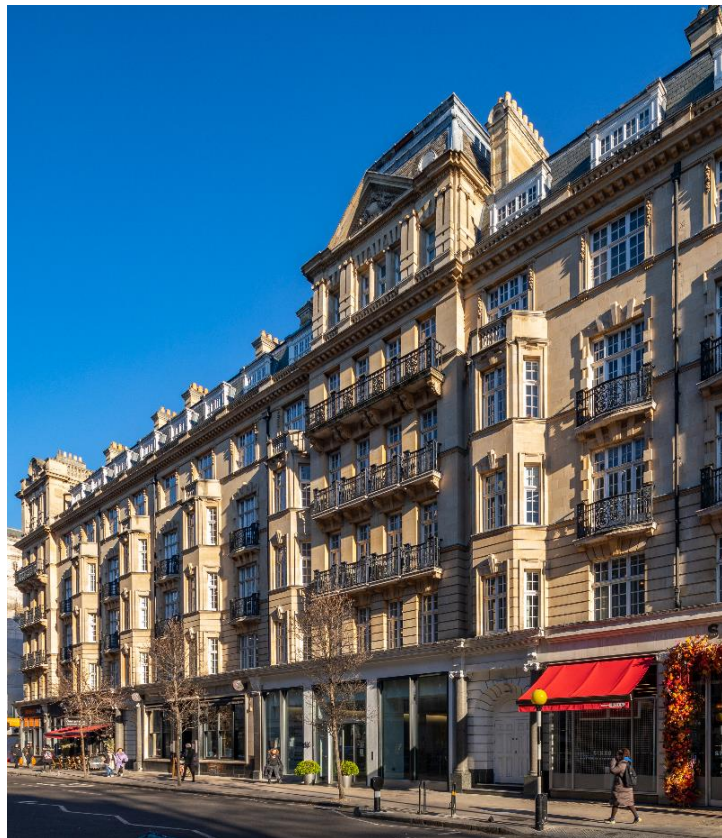




SHORT-TERM SPACE AT HALF RENT TO APRIL 2023 5th Floor - 4,734 Sq Ft

180 Great Portland Street, W1

Virtual Tour Available [Here](#)



Description

180 Great Portland Street is an attractive building built circa 1910 with a period façade and has been refurbished to provide a high-quality manned reception and Grade A offices.

The demise is partly open plan with multiple private offices. There is also a reception, 12-person board room, meeting room, comms room and spacious kitchen/break out area. There is an impression refurbished entrance hall. Furniture available by agreement.

Location

The building is situated on Great Portland Street in the buzzing area of Fitzrovia. The local area is vibrant with restaurants, shops and leisure amenities. The property is closely located to Park Square and Regent's Park.

Transport links are excellent via Great Portland Street (Circle, Hammersmith and City and Metropolitan lines), Warren Street (Northern line) and Regent's Park Station (Bakerloo line) Stations. Oxford Circus (Central and Victoria lines is also only 6 mins walk away) and Euston and KingsX stations are close by.

Availability

Floor	Sq Ft	Status
Part 5 th	4,734	Available
Total	4,734	

Contact us BBG Real Estate Advisers

+44 (0) 20 3713 1950



Tom Boggis
+44 7795 070676
tom.boggis@bbgreal.com



Ben Hodder
+44 7880 242 178
ben.hodder@bbgreal.com





Amenities

- High quality fitted out office
- High quality reception area
- 12-person board room
- Comms room
- Mix of private offices and open plan space
- Generous break out / kitchen area
- Showers and 50 x bike racks
- Under floor air-conditioning
- Raised floor
- BREEAM 'Very Good'
- LED lighting
- 3 x passenger lifts



TERMS:

The floor is available on a sub-lease for a term to be arranged until 3rd April 2023. The sublease will be outside the Security of Tenure and Compensation Provisions of the Landlord and Tenant Act 1954 Part II (as amended). Alternatively we understand that a new lease from the Landlord can be available.

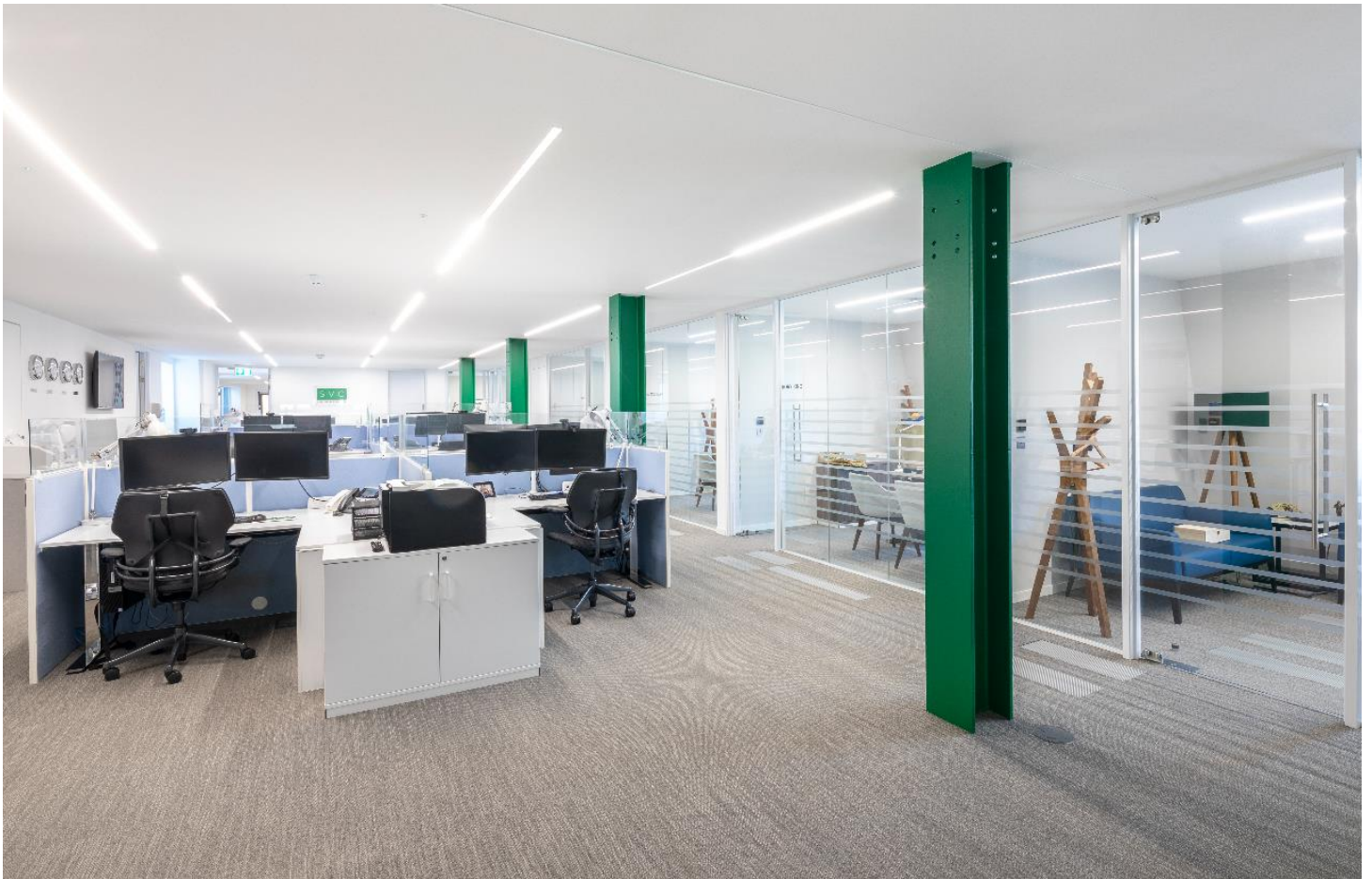
RENT: £37.25 per sq ft per annum

RATES: £27.71 per sq ft per annum exclusive (22/23)

S/CHG: £12.83 per sq ft per annum exclusive

VAT: The property is elected for VAT purposes.

EPC: EPC Rating C (68)





Floor Plan

