



RIB

ROBERT IRVING BURNS

210
GREAT PORTLAND STREET

LONDON, W1



FORMER OPERATION PHOTO



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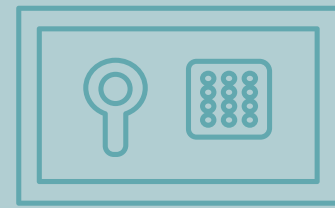
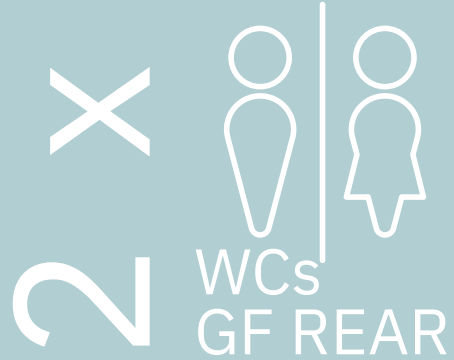
TO LET
SUBSTANTIAL GROUND & LOWER GROUND FLOOR PREMISES
IN THE HEART OF FITZROVIA

SUITABLE FOR SHOP, SHOWROOM, OFFICES AND BUSINESS CLASS E (E) & (G)
(i.e. Including Doctors, Clinics & Health Centres, Acupuncture Clinics etc.)



SPACE

VAULTS
GROUND
LOWER GROUND



VAULT STORAGE



6,428 SQ FT NIA OFFICE SPACE

8.3m

LGF
TRUE
CEILING
HEIGHT



PRIME LOCATION



STAFF KITCHEN

DISABLED WC
(GF REAR)



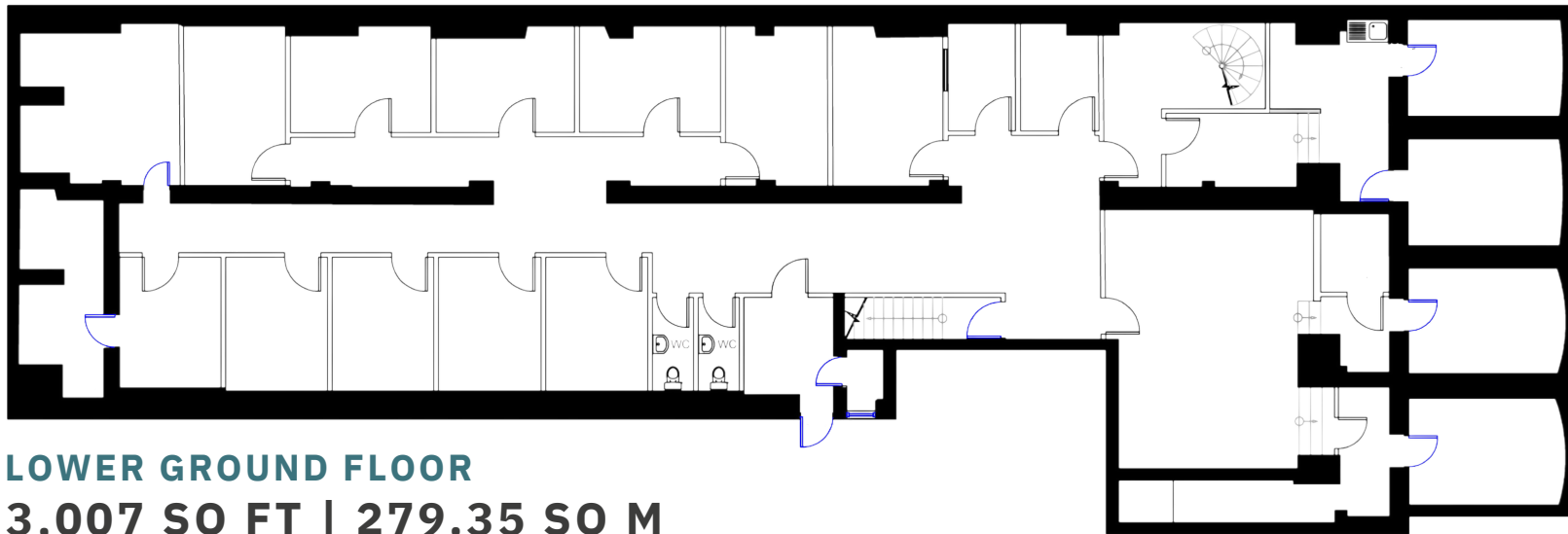
AIR FLOW SYSTEM



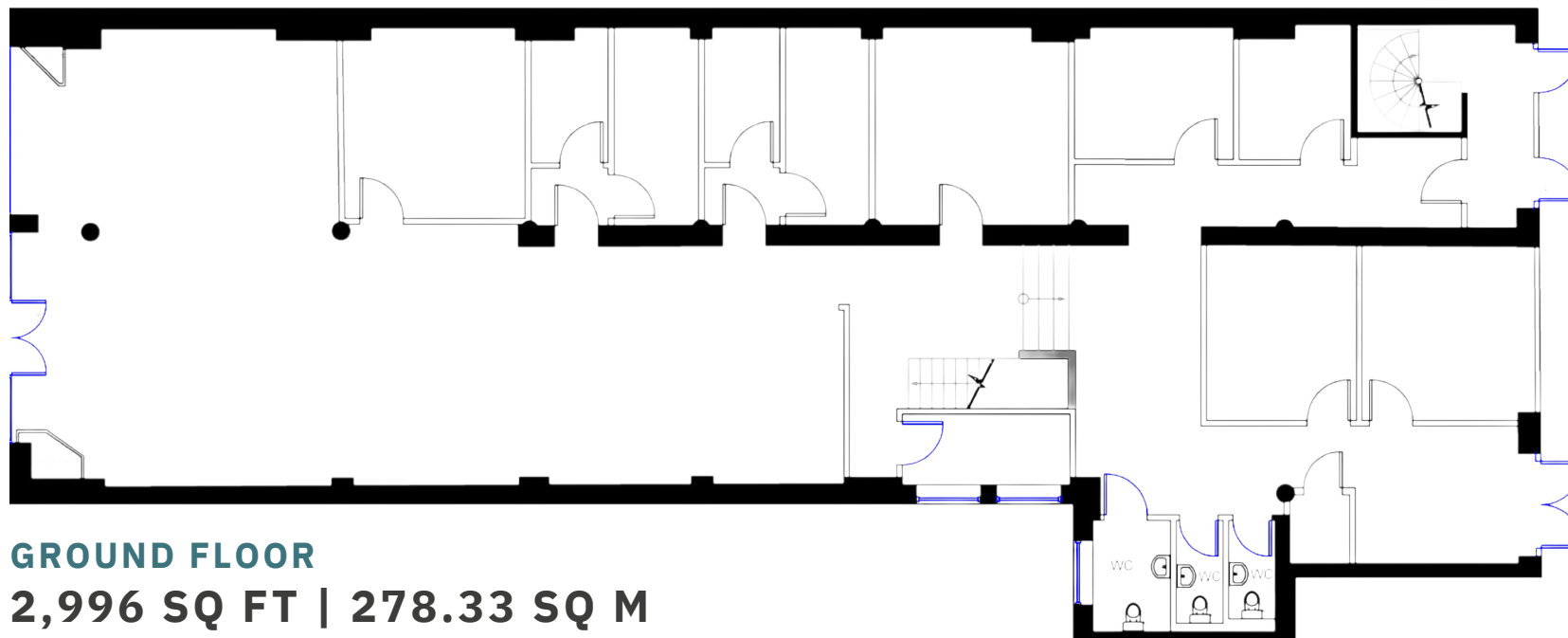
GROUND FLOOR CEILING HEIGHT

FRONT & REAR LOADING ACCESS

FLOOR PLANS.



LOWER GROUND FLOOR
3,007 SQ FT | 279.35 SQ M



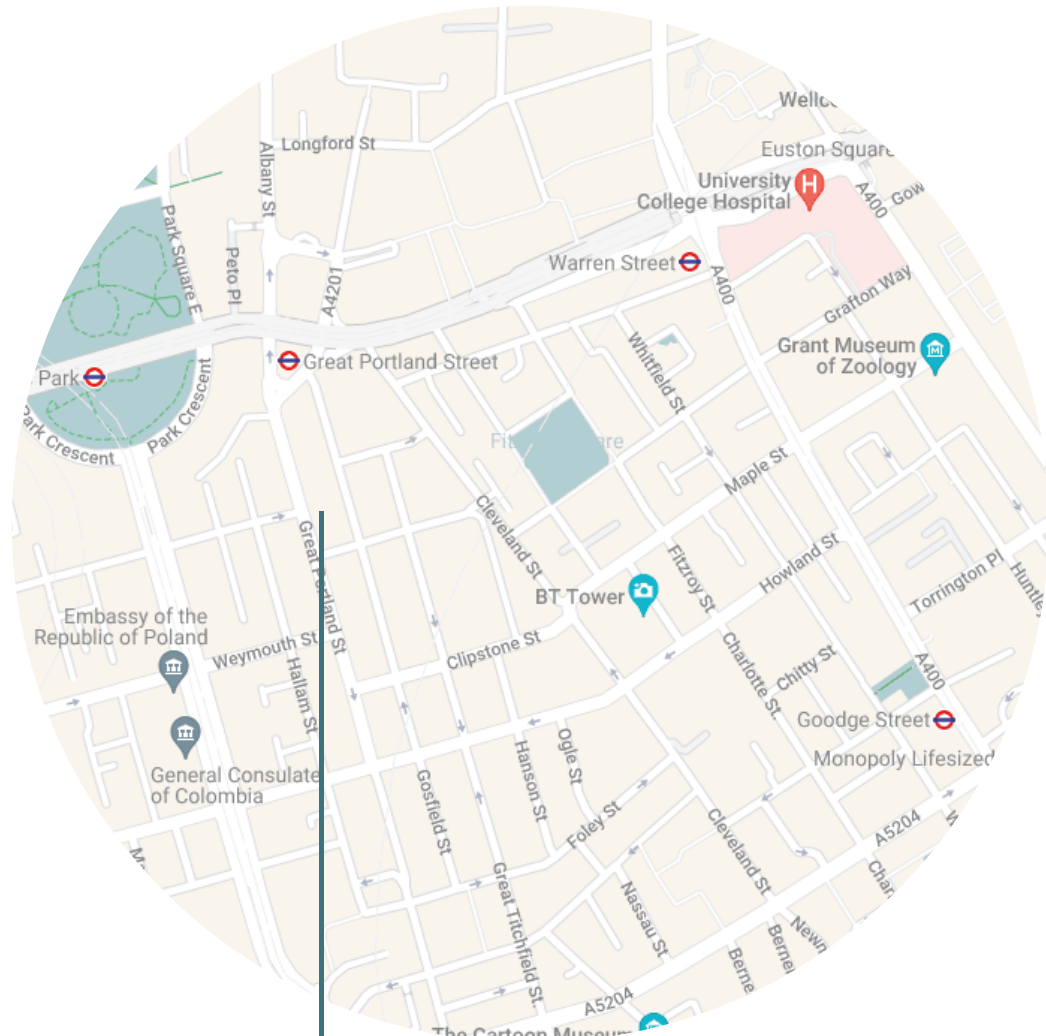
GROUND FLOOR
2,996 SQ FT | 278.33 SQ M

FINANCIALS.

Floor	Ground	Lower Ground	Vaults	Total
m2	278.33	279.35	39.48	597.18
ft2	2,996	3,007	425	6,428
Floor		Ground & Lower Ground		
Total Size (sq.ft.)		6,428		
Quoting Rent (p.a.) excl.		£225,000		
Building Insurance		£3,500		
Estimated Rates Payable (p.a.)		£124,416		
Estimated Occupancy Cost excl. (p.a.)		£352,916		

In regard to business rates please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

LOCATION.



210 Great Portland Street

210
GREAT
PORTLAND
STREET W1























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The building is situated on Great Portland Street within the West End hub of Fitzrovia. Famed for its restaurants, shops and leisure amenities, this district is highly sought after and synonymous with trendy, established companies. The property is closely located to Park Square and Regent's Park, perfect for a green escape when necessary.










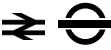


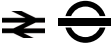


Transport links are excellent via Great Portland Street (Circle, Hammersmith and City and Metropolitan lines), Warren Street (Northern line) and Regent's Park Station (Bakerloo line) Stations. Oxford Circus (Central and Victoria lines), Euston and Kings Cross stations are also close by.

CONNECTIONS.













KEY:

-  Circle
-  Hammersmith & City
-  Metropolitan Line
-  Bakerloo
-  Central
-  Victoria Line
-  Piccadilly
-  Jubilee
-  Overground
-  Avanti West Coast
-  Caledonian Sleeper
-  West Midlands Trains
-  TfL Rail
-  Elizabeth Line
-  Nothern Line
-  District Line
-  Gatwick Express
-  Southern
-  southeastern
-  Thameslink

BY WALK

- GREAT PORTLAND STREET 

 2 min
- OXFORD CIRCUS 

 12 min
- BAKER STREET STATION 

 13 min
- LONDON EUSTON 

 13 min
- TOTTENHAM COURT ROAD 

 17 min

VIA PUBLIC TRANSPORT

- KING'S CROSS 

 8 min
- LIVERPOOL STREET 

 16 min
- PADDINGTON 

 10 min
- VICTORIA STATION 

 17 min

FORMER OPERATION PHOTOS



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AMENITIES

- Air Conditioning / Air Flow System (Not Tested)
- Front & Rear Loading Access
- Large Window Frontage
- 4.25m Ceiling Height on Ground Floor
- Frontage 4.17m x 3.89m & 3.33m x 3.89m (Ground Floor)
- Prime Location
- Max Ceiling Height 3.07 & Lowest Ceiling Height 2.3m (Lower Ground Floor)
- 2 x WCs (Ground Floor Rear)
- Disabled WC (Ground Floor Rear)
- Vault Storage
- Staff Kitchen

DESCRIPTION

The available accommodation is fully self-contained and comprises the entire Ground and Lower Ground floor which has been part stripped out, previously serving as a beauty treatment rooms over both floors. The lower ground floor has a staff kitchen and large staff office. There is front and rear access from Great Portland Street and Bolsover Street. There is a fibre line running into the lower ground floor and AC/air flow (not tested) system running throughout.

This period building benefits from full height window frontage allowing good levels of natural light into the ground floor.

The premises can be used for Shop, Showroom and Business Class E (e) and E (g):

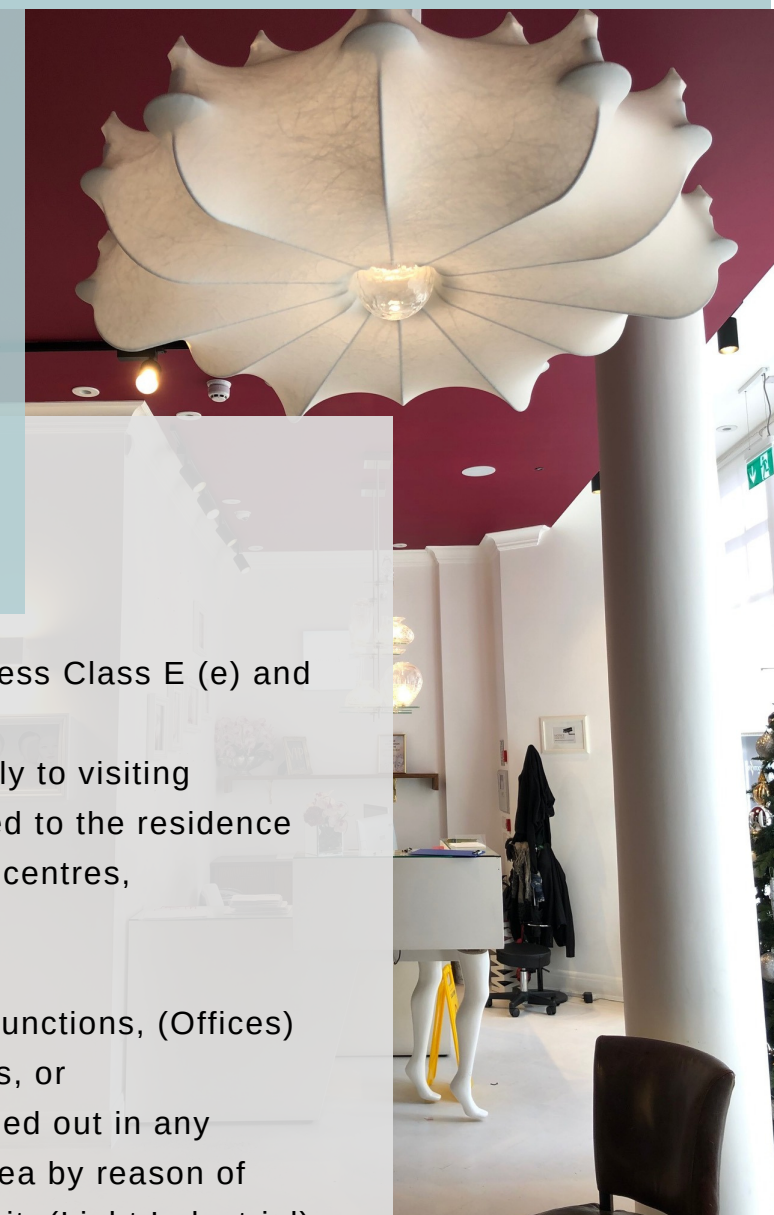
e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner, (Doctors, clinics & health centres, acupuncture clinic etc.)

g) for—

(i) an office to carry out any operational or administrative functions, (Offices)

(ii) the research and development of products or processes, or

(iii) any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. (Light Industrial)



LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

EPC

Available upon request.

SCALE FLOOR PLANS

Available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

POSSESSION

Upon completion of legal formalities.

RENT

£225,000 per annum.

VAT

The building is not elected for VAT.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.

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