

NH NOBLE
HARRIS

TO LET

54 Portland Place

London, W1B 1DY

637 –
1,503 sq ft • Marylebone





Description

54 Portland Place was comprehensively redeveloped by The Howard de Walden Estate 10 years ago to provide contemporary, Grade A office accommodation behind an existing period façade that dates back to Robert Adam's major design of Portland Place in the 1790s.

Internally, the two floors offer modern open plan office space, accessed by a large reception area on the ground floor and are served by an 8-person passenger lift.

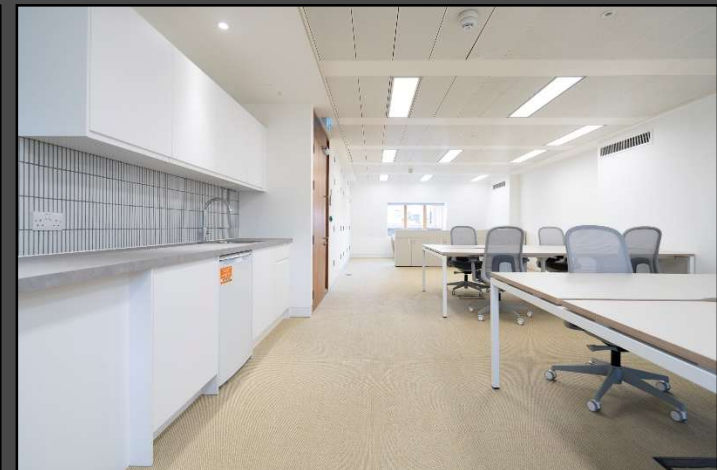
Features

- 8 person passenger lift
- 24 Hour Access
- Fully accessible raised floors
- Communal Meeting Rooms available by separate arrangement
- VRF air-conditioning
- Ample WCs
- Excellent Transport Links
- Superb natural light
- LED lighting
- Suspended metal tiled ceilings
- Manned reception





54 Portland Place provides high-quality Grade A office accommodation behind a striking retained period façade. The bright, open-plan workspace benefits from excellent natural light, modern facilities and 24-hour access, together with superb transport links.



Location

This modern office building is situated on the east side of Portland Place between the junctions of New Cavendish Street and Weymouth Street. Portland Place is central to a number of businesses, embassies and residences whilst the BBC and the RIBA are the area's dominant occupiers.

Shopping, restaurant and hotel amenities are available in abundance with Marylebone High Street being within a 5 minute walk of the building and The Langham Hotel being located at the southern end of Portland Place.

The Harley Street medical district is within a two minute walk and the area is well served by public transport with Great Portland Street (Circle, Hammersmith & City and Metropolitan lines), Regents Park (Bakerloo line) and Oxford Circus (Bakerloo, Central and Victoria lines) all being within easy walking distance.

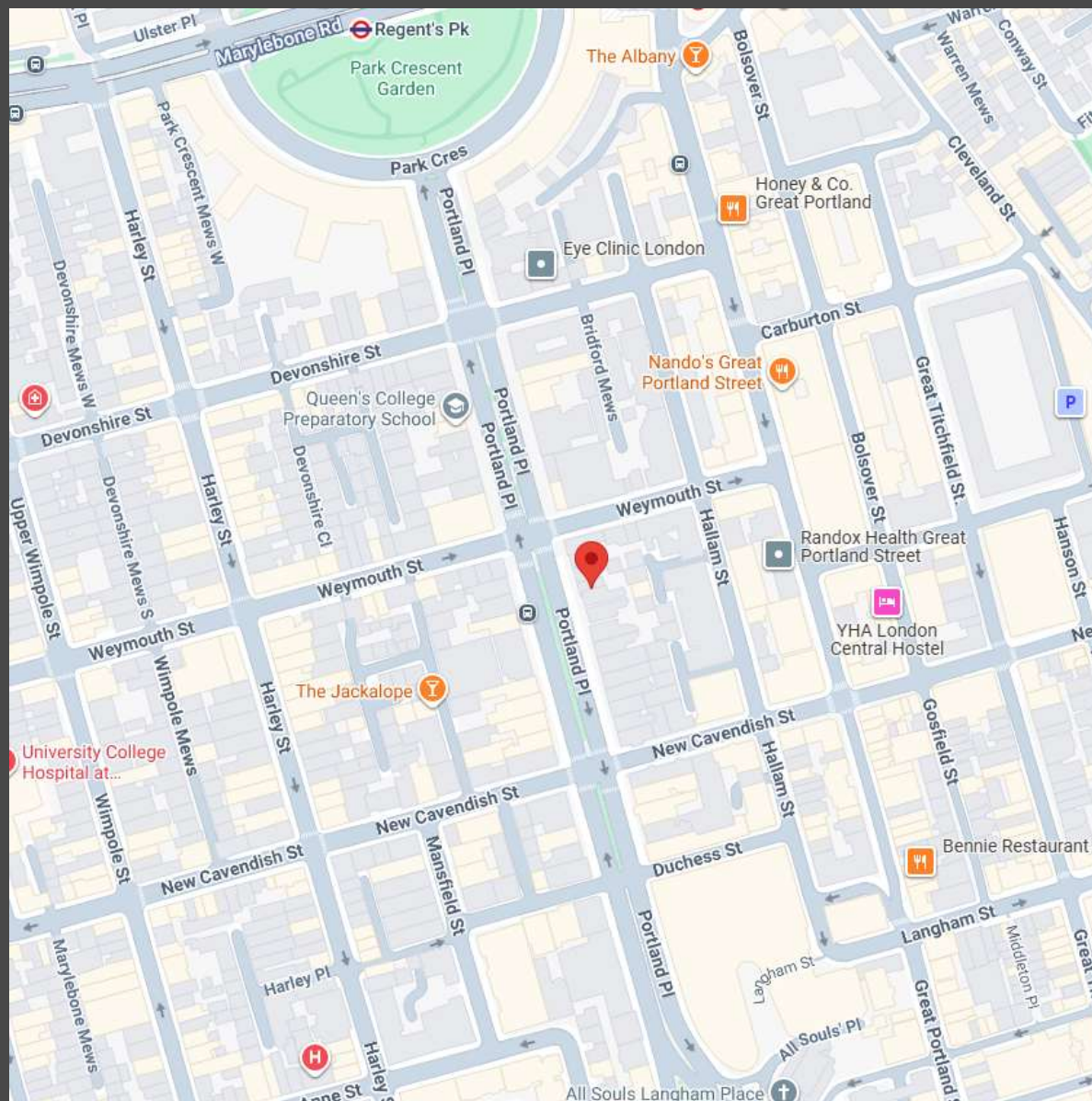
Great Portland Street



Regents Park



Oxford Circus



Details

SIZE 1,503 sq ft

FLOOR 3rd & 4th floors



Contact Carl Dobrin for info or viewing:
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• 07545 077 959

Contact Matthew Noble for info or viewing:
• mnoble@nobleharris.co.uk
• 07980 991 214

Costs

Floor	Size	Rent (per sq ft)	Business Rates* (per sq ft)	Service Charge (per sq ft)	Total Cost Per Annum
4th	637 sq ft	£92.50	£41.50	£12.50	£93,320.50
3rd	866 sq ft	£92.50	£41.50	£12.50	£126,869.00
Total	1,503 sq ft				£220,189.50

*Tenants are advised to make their own enquiries with the local authority.

Letting Terms

The premises are offered on a new full repairing and insuring lease for a term to be agreed, subject to standard contract.

Timing

Available Immediately.

VAT

VAT is applicable.

Website

[Click here to view.](#)

Viewing

Viewings by arrangement through sole agents
Noble Harris



Carl Dobrin

Director

Contact for info or viewing:
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07545 077 959



Matthew Noble

Partner

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