

metru's

37 GREAT PORTLAND STREET

FIZROVIA

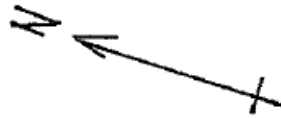
BRIGHT WORKSPACE TO LET ON FLEXIBLE LEASE TERMS



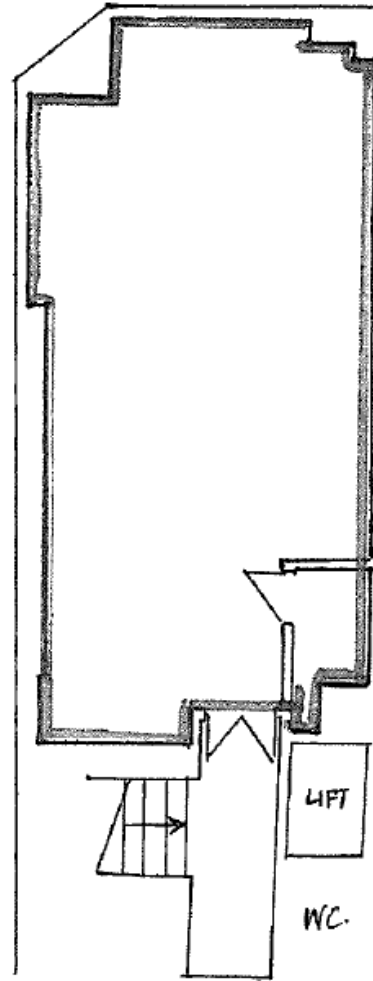
37

TINSELTOWN
PROPERTY MANAGEMENT LTD

GREAT PORTLAND ST.



LITTLE PORTLAND ST.



4TH FLOOR

▪ Floor plan not to scale





INDICATIVE 4TH FLOOR CGI

metru's

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 workspaces are on the 2nd and 4th floors and are set out in an open plan format with a small kitchenette and demised WC's.

FLOOR	SIZE SQ FT	SIZE SQ M	GUIDING RENT (PSF)	ESTIMATED RATES (PSF)	ESTIMATED SERVICE CHARGE (PSF)
2nd	570	52	Upon Application	31.79	18.00
4th	520	48	Upon Application	29.77	18.00

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

TERMS

A new flexible lease is available for a term by arrangement. The lease will be granted outside the Security of Tenure and Compensation Provisions provided by the Landlord & Tenant Act 1954 Part II, as amended.

TRANSPORT LINKS

37 Great Portland Street benefits from outstanding connectivity in the heart of Fitzrovia, moments from Great Portland Street, Regent's Park and Oxford Circus stations, with further Underground access at Warren Street and Gode Street. Euston and Marylebone stations are also within easy reach, while nearby Bond Street (Elizabeth line) provides fast connections to Paddington, Heathrow Airport and Canary Wharf. Numerous bus routes serve Great Portland Street and the surrounding West End.

TIMING

To be confirmed.

EPC

EPC available upon request.

FEATURES

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

FOOD

Clipstone
Berners Tavern
Riding House Café
Caravan Fitzrovia
Honey & Co
The George Pub
ROKA Charlotte Street
Madera at Treehouse

DRINKS

The Albany
The Lucky Pig
Mr Foggs
The Remedy Wine Bar
The Grafton Arms

HOTELS

The Langham
Treehouse Hotel
Sanderson
The Mandrake
Charlotte Street Hotel

MEMBERS CLUBS

The House of KOKO
Home House
Mortimer House
Soho House Dean Street
The Twenty Two

SHOPPING

Liberty London
Selfridges
John Lewis & Partners

COFFEE

Kaffeine
Blank Street Coffee
Notes Coffee Roasters
WatchHouse Fitzrovia

BEAUTY & WELLBEING

Third Space Marylebone
Psycle Fitzrovia
1Rebel Oxford Circus
Barry's London Central
Ten Health & Fitness



CONTACT

www.metrus.co.uk

020 7079 3976

agencygroup@metrus.co.uk

Colin Becker

07714 242 888

cb@metrus.co.uk

Jermain Parkinson

07856 912 287

jp@metrus.co.uk

Andreas Polycarpou

07525 593 343

ap@metrus.co.uk

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