

Property Particulars

**SUPERBLY LOCATED MARYLEBONE HEADQUARTERS
OFFICE BUILDING**

LEASE FOR SALE

8,346 SQ FT (775.36 SQ M) APPROX

**30 PORTLAND PLACE
LONDON W1**

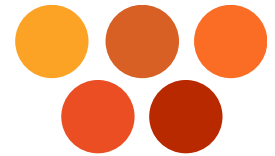


Location

The property comprises a Grade II Listed office building located on the eastern side of Portland Place standing virtually at its junction with New Cavendish Street. The building is excellently situated for all forms of public transport with Oxford Circus (Victoria, Central and Bakerloo Lines) and Great Portland Street (Metropolitan and Circle Lines) close by. In addition, the area is further served by numerous buses which pass along nearby Regent Street and Oxford Street and a vast array of shops, restaurants and hotels in Marylebone and the immediate surrounds.

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Description - The available accommodation comprises a self-contained period office building having an approximate net internal floor area of 8,346 sq ft arranged over lower ground, ground and three upper floors. The building is accessed via an impressive ground floor reception area with meeting rooms while the upper floors are typically arranged as varying sized office areas.

The building has the following approximate net internal floor areas:

Lower Ground Floor Offices	-	1,529 sq ft (142.05 sq m)
Lower Ground Floor Storage	-	747 sq ft (69.40 sq m)
Ground Floor Offices	-	1,118 sq ft (103.86 sq m)
First Floor Offices	-	1,609 sq ft (149.48 sq m)
Second Floor Offices	-	1,829 sq ft (169.92 sq m)
Third Floor Offices	-	1,514 sq ft (140.65 sq m)
Total net internal area	-	8,346 sq ft (775.36 sq m) approx

Amenities

- Automatic passenger lift
- Air conditioning
- Excellent natural daylight
- Attractive period features
- Entryphone system

Lease - The building is held on a Lease for a term of 10 years from June 2016 and therefore expiring in June 2026 subject to a review in June 2021. **The Lease falls within the protection of The Landlord and Tenant Act 1954 concerning security of tenure and compensation.**

The Lease also contains a tenant only option to break in June 2021 subject to serving not less than 6 months prior Notice and payment of a rent penalty.

The Lease is to be assigned.

Rent - The current rent reserved in the Lease is £500,000 per annum exclusive of all outgoings (£59.91 psf).

Rates - Rates are understood to be running at approx £18.09 psf. Interested parties are advised to verify this figure and make their own enquiries with Westminster.

Legal costs - Each party to be responsible for their own costs.

Possession - Immediate upon completion of legal formalities.

Viewing - Strictly through sole agents as below:

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