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**EDWARD CHARLES
& PARTNERS W1**
CHARTERED SURVEYORS

30 PORTLAND PLACE | MARYLEBONE | W1

SUPERBLY LOCATED HEADQUARTERS OFFICE BUILDING

8,346 Sq Ft - Available



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.

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 access via an impressive ground floor reception area with meeting rooms while the upper floors are typically arranged as varying sized office areas.

Accommodation & Outgoings

Floor	Area (sq ft)	Area (sq m)	Rent (psf)	Rates (est)	SC (psf)	Status
3 rd	1,514	140.65	£59.91	£18.09 psf	£TBC	Available Immediately
2 nd	1,829	169.92				
1 st	1,609	149.48				
Ground	1,118	103.86				
LG (Office)	1,529	142.05				
LG (Store)	747	69.40				
Total	8,346	775.36				

Amenities/Specification

- * Automatic passenger lift
- * Air conditioning
- * Excellent natural daylight
- * Attractive period features
- * Entryphone system
- * EPC: TBC

Lease

Held on a lease for a term of 10 years from June 2016, expiring in June 2026 subject to review in June 2021. The lease 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.

Alternatively the Landlord will consider a new lease for a term by arrangement for other uses such as medical or educational.

Internal Images



Viewings

Strictly by appointment through joint letting agents:

Edward Charles & Partners

Stephen Warren Associates

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