



29 Portland Place Marylebone

London W1B

OFFICE TO LET

Rent

£49.00 per sq ft

Service Charge

Nil

Accommodation

The accommodation spans basement to third floor of a beautiful Georgian building on Portland Place.

The space is currently used and fitted out as an office.

The property comprises 2 beautiful ball rooms with an abundance of natural light with expansive floor to ceiling heights as well as contemporary open plan office accommodation.

Property Highlights

- Office / Medical / Members Club
- 11,984 sq ft
- Beautiful Period Building
- Self-contained Fitted Space

Location

The property is located on prime position on Portland Place.

Its location makes it ideal for a range of uses from office, medical and members club.

It is situated close to Harley Street, University of Westminster, BBC, and Oxford Circus.

Tenure

The building is available by way of assignment of the existing lease expiring 6th December 2026.

The lease is inside the protection of the Landlord and Tenant Act.

Viewing: Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Newmark:

Subject to contract.

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Availability

Approximate net internal areas:

<u>3rd Floor</u>	<u>1,551</u>	<u>Available</u>
<u>2nd Floor</u>	<u>1,535</u>	<u>Available</u>
<u>1st Floor</u>	<u>2,775</u>	<u>Available</u>
<u>Ground</u>	<u>2,696</u>	<u>Available</u>
<u>LGF</u>	<u>3,427</u>	<u>Available</u>
Total:	11,984	

Business Rates

We are advised that the business rates payable are approx. £22.00 per sq ft.

Interested parties should make their own enquiries.

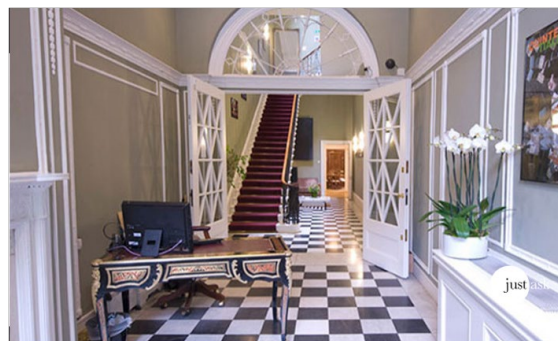
EPC

Upon Request

Description

Amenities include;

- Self-contained HQ building
- Wood panelled Reception/waiting area
- Staff restaurant
- Fitted kitchen
- Air conditioning
- Excellent natural light via sash windows
- Demised shower and w.c
- Meeting rooms/boardrooms
- Stately rooms
- Ornate cornicing throughout



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Floor Plan



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