



SUITE 2 12 PORTMAN CLOSE LONDON W1H 6BR

BEAUTIFUL GROUND AND BASEMENT OFFICE
1400ft² TO LET WITH EXCELLENT NATURAL DAYLIGHT

TOUBIAN

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Location

The impressive office premises are located on Portman Close off Baker Street and Gloucester Place.

Accessed via a shared entrance with two other reputable offices, via a bright and well-maintained hallway leading through to the private entrance.

The suite occupies ground and basement floors and offers a self-contained office environment within a well decorated building, ideal for a business seeking a prestigious Marylebone address.

It is moments from Baker Street, which offers an abundance of cafés, restaurants, shops and offices. Bond Street and Baker Street stations, together with Selfridges' world-famous shopping mall, are all within easy walking distance.

Features

- ▶ Self-contained ground and basement suite offering excellent daylight
- ▶ Private entrance off a shared, well-maintained hallway
- ▶ Shared building entrance with a property company and a charity
- ▶ Unfurnished
- ▶ Comfort cooling
- ▶ Kitchenette
- ▶ Private toilets (2)
- ▶ Entryphone system

Beautiful Ground and Basement Office

NEW LEASE



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Nearby Amenities

- ★ Selfridges, Oxford Street
- ★ Marble Arch Underground Station
- ★ Bond Street Underground Station
- ★ Baker Street Underground Station

Rent

£48.00 per ft²

Service Charge

£6.00 per ft²

Rates

£48,000 rateable value. Payable = £20,736.

Legal Costs

Each party to bear their own.

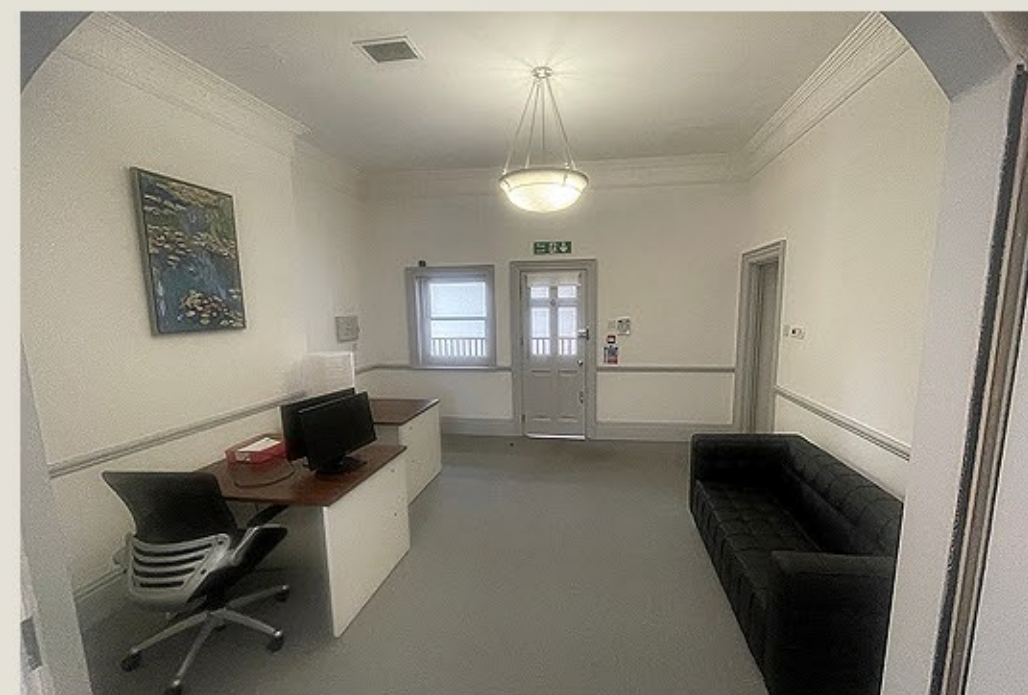
More Information

Property descriptions and related information contained within these particulars are provided as a general guide only and do not constitute an offer or contract.

Interested parties are advised to satisfy themselves as to the accuracy of all details by inspection or otherwise, and should confirm floor areas and rateable value directly with the Valuation Office Agency (www.voa.gov.uk) prior to entering into any agreement.

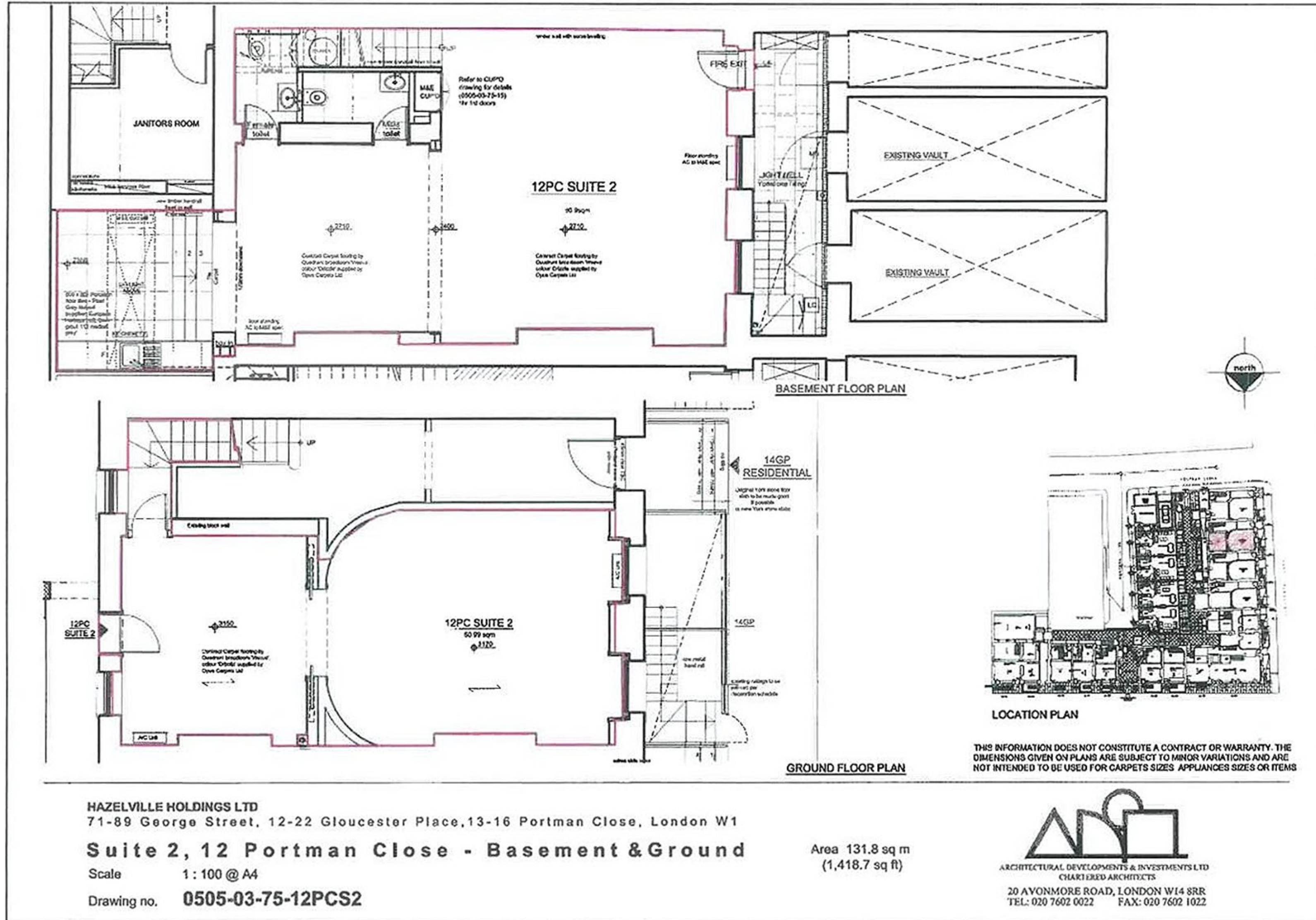
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Contact

Please contact me to arrange a viewing.

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TOUBIAN EXCELLENCE
IN REAL ESTATE

