

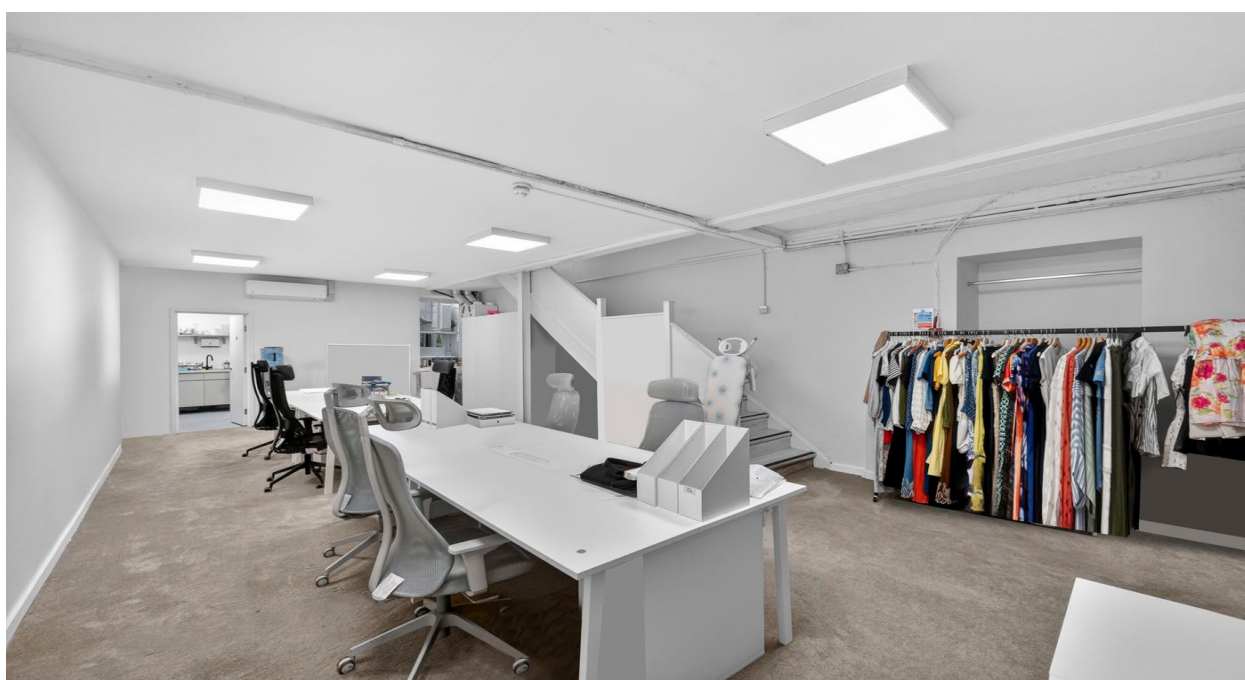
**STUNNING
SELF CONTAINED COMFORT COOLED
SHOWROOM/RETAIL/OFFICE CLASS E
IDEAL FOR ART GALLERY,DESIGN & MEDIA
FASHION COMPANIES
112-114 GREAT PORTLAND STREET
LONDON W1
2,098 sq.ft. / 225.7 sq.m.**













LOCATION:

The property is located on the East side of Great Portland Street between the junctions of New Cavendish Street and Foley Street close to the BBC. Oxford Circus and Great Portland Street are close by (Central & Bakerloo, Hammersmith & City , Circle , Metropolitan Lines) as are numerous bus services.

ACCOMMODATION:

The accommodation comprises Self contained Ground Floor & Basement with Window Frontage arranged as three rooms with two skylights and comfort cooling with good natural light throughout Own Toilets, kitchenette , Superb decorative order throughout.

AMENITIES:

- Kitchenette
- Own WC's
- Comfort Cooling
- Perimeter Trunking
- Window Frontage
- Skylights
- 24-Hour Access
- Superb natural light
- Spot Lighting
- Herringbone Floor
- High Ceilings
- Private Rooms

LEASE: Term by arrangement

RENT: £60.00 per sq.ft. per annum exclusive.

RATES: £27,500 Rateable Value

SERVICE CHARGES: T.B.C.

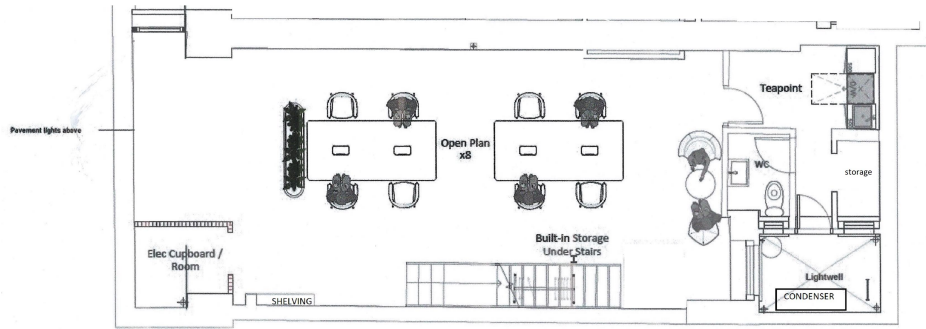
LEGAL COSTS: Each party to be responsible for their own costs

POSSESSION: Immediate.

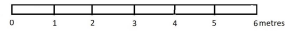
VIEWING: Strictly by appointment through:-

JAMES HARDWICKE
AT
HARDWICKE & CO

020 7636 3222 or 07887 912500



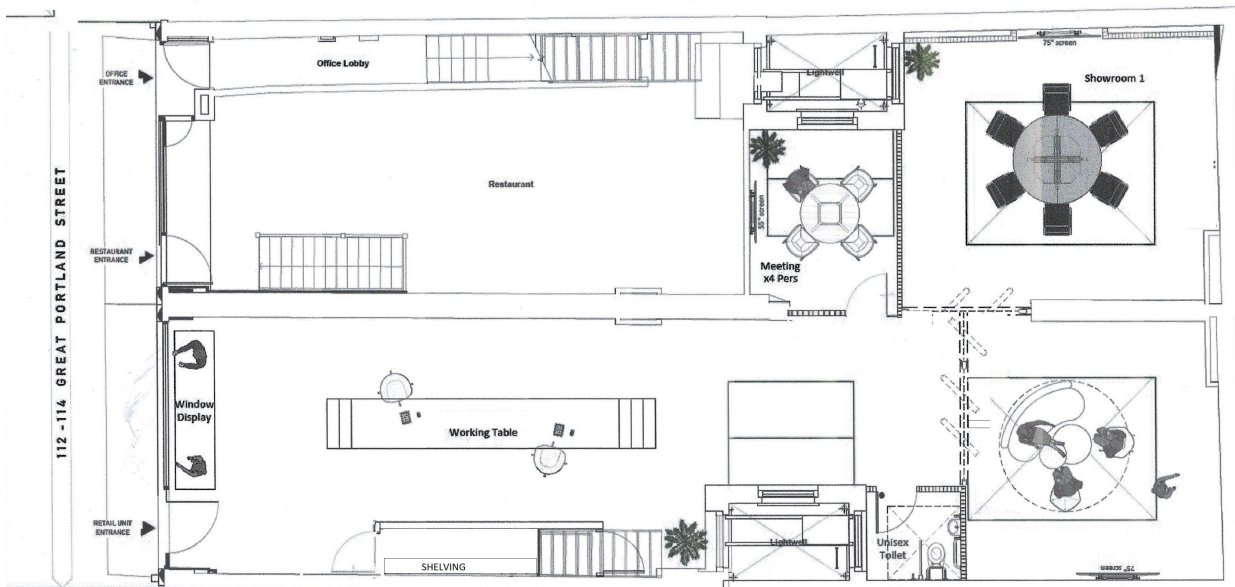
FENS Developements Ltd
 5 West Burrowfield
 Welwyn Garden City, Hertfordshire AL7 4TW
 Web : www.fens.uk
 Tel: 0208 571 8863



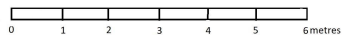
LM
 LITTLE MISTRESS

Proposed layout

Basement 112-114 Great Portland Street London W1
 Drawn RRG
 DATE July 2024
 SCALE AS SCALE BAR
 DRG NO 31/7112/RREV1



FENS Developements Ltd
 5 West Burrowfield
 Welwyn Garden City, Hertfordshire AL7 4TW
 Web : www.fens.uk
 Tel: 0208 191 8861



LM
 LITTLE MISTRESS

Proposed layout

Ground floor 112-114 Great Portland Street London W1
 Drawn RRI
 DATE July 2024
 SCALE AS SCALE BAR

DRG NO 31/7112/RUREV1