

NEW A3 LEASE AVAILABLE IN FITZROVIA
94 GREAT PORTLAND STREET, LONDON W1W 7NU

SHELLEY SANDZER

Since 1983



LOCATION

Located on the corner of Langham Street and Great Portland Street in the heart of Fitzrovia, the property forms the ground floor and basement of a new luxury residential development by Great Marlborough Estates and Altum Capital.

Close to Broadcasting House, headquarters of the BBC and the 28,000 sq ft Office Group building due for completion in 2020.

Oxford Circus underground station (Victoria, Central and Bakerloo Line) is just a 5-minute walk away with both Goodge Street and Great Portland Street underground stations less than a 10-minute walk.

Notable nearby operators include, Caravan, Riding House Café, Portland, Clipstone, Bonnie Gull, Meraki, Mac & Wild, Kibele, Iberica and Honey & Smoke.

ACCOMMODATION

The restaurant is arranged over ground and basement and comprises the following approximate floor areas:

Ground Floor:	131 m2	1,411 Sq. Ft.
Basement:	194 m2	2,085 Sq. Ft.
Total:	325 m2	3,496 Sq. Ft.

LEASE

A new lease is available for a term by arrangement.

RENT

Offers are invited in excess of £225,000 per annum exclusive.

RATES

To be assessed. Interested parties are advised to make their own enquiries with Westminster Council.

EPC

Available on request.

TIMING

Available immediately.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWINGS

Strictly by appointment only through agents Shelley Sandzer & Savills:

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