

A private members' and flexible work space premises

AVAILABLE

- ✓ Located in the heart of the West End of London, in a vibrant Fitzrovia/Soho location
- ✓ Self-contained premises comprising of 12,919 sq ft
- ✓ Plus over 1,250 sq ft of private terraces
- ✓ c.100m from both Regent Street and Oxford Street.
c. 200m from Oxford Circus tube station
- ✓ Comprehensive remodelling project completed within the last year
- ✓ Assignment of an existing lease from 22.03.2019 for 15 years (outside the LL&T Act '54)



14-16 Great Portland Street, Fitzrovia, London W1

Rare self-contained building with roof terraces

12,920 Sq Ft
(1,200 Sq M)



The Perch - Third Floor



Wellness & Beauty -

LOCATION

Fitzrovia is a dynamic and vibrant quarter of London, with an eclectic mix of offices, clubs, bars, retail and hotels.

Great Portland Street is the centre of Fitzrovia and has been arguably the main thoroughfare of Fitzrovia itself for the last few years.

The immediate retail, hotel and restaurant offering is extensive and diverse, with some of London's most exciting brands through to global operators. This mix curates this unique pocket of London to be a desirable place to be.

Nearby Fitzrovia occupiers include the likes of:

- Offices: BBC, Coca Cola, Estee Laude, Facebook & Apple
- Retailers: All Saints, The North Face, Adidas, Nike, Topshop & Urban Outfitters
- Restaurants: Riding House Café, Ethos, Vapiano, The Wigmore & MEATliquor.
- Hotels: Treehouse Hotel, The Mandrake Hotel The London Edition Hotel & The Langham Hotel

DESCRIPTION

The premises is a stunning flexible workplace centre that was used until recently as a members space.

It is located over 6 levels, with 3 different terraced areas amounting to c.1,250 sq ft.

The approximate floor areas (NIA) are;

Floor	Area	Size sqm	Size sqft
Fifth	Roof Terrace & The Meadow	89	958
Fourth	The Team Room & Offices	212	2,282
Third	The Perch & Offices	271	2,917
Second	Wellness & Beauty	286	3,079
First	Community offices & Retail	298	3,208
Ground	Entrance lobby	-	-
Lower Ground	Back of house storage and showers	44	476
Total		1,200	12,920

SPECIFICATION

Overview

- 5 floors of high quality office accommodation above café and restaurant space.
- All newly refurbished to modern office standards.
- New feature staircase and lift in entrance lobby
- Internal cycle parking, showers and changing facilities.
- Roof terraces and step-out areas at all levels with larger terraces at fourth and fifth floor level.
- Original building features complemented by contemporary aesthetic.
- Raised access floors on all floor levels (not all areas on each floor).

Air Conditioning

- Full air conditioning provided on all floors.
- Capacity based on office standard of 1 person / 10 m2.
- Exposed ducting and units in metal finish.

Reception

- No manned reception at ground floor but space available for lectern style receptionist.
- Host base painted brickwork feature wall.

Terraces

- Individual terraces at first, second, third and fourth floors.
- Communal terrace at fifth floor level.
- High quality composite timber effect decking (non slip) at first, fourth and fifth floor level.

Staircases & Lobbies

- New metal feature staircase at ground floor adjacent to feature brick wall.
- Original timber stairs retained on upper floors and refinished with high quality Bolon carpet.
- Bolon carpet in lift lobbies on upper floors.
- Black frame crittall style double doors to office areas on each floor.

Showers

- 3no showers with individual changing areas and hand wash basin.
- 1200 x 900mm shower trays with glass screen.
- Fully tiled walls.
- Separate WC.
- Drying area and lockers (20 no).

N.B. Previous proposed building handover specification is above and the current specification is as seen.

Entrance lobby & Reception - Ground Floor



TRANSACTION

The premises is available by way of a lease assignment or business purchase.

EXISTING LEASE

The current lease is a 15 year lease that is excluded from the security of tenure provisions of the Landlord and Tenant Act from 23.03.2019, with 5 yearly rent reviews. The current passing rent is £907,032.00 per annum exclusive.

EPC

Available upon request

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk

LEGAL COSTS

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



The Team Room + Terrace - Fourth Floor

Roof Terrace - Fifth Floor



**Lambert
Smith
Hampton**

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agents:

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