

metruís

37 GREAT PORTLAND STREET

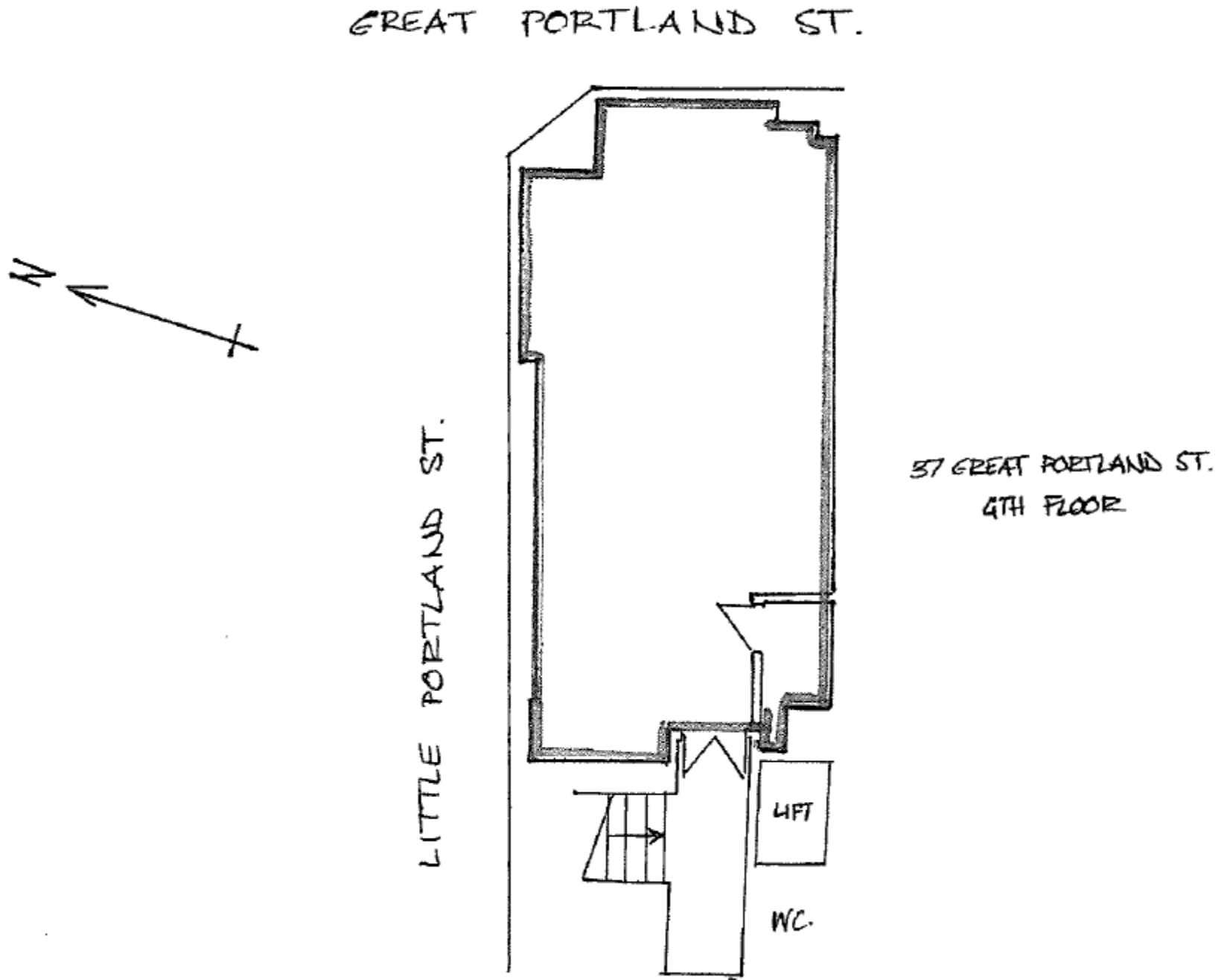
FITZROVIA

BRIGHT WORKSPACE TO LET ON FLEXIBLE LEASE TERMS









▪ Floor plan not to scale

SOMEWHERE TO EAT

Abundance of dining options ranging from exciting street food to upmarket Michelin dining



SOMEWHERE TO WALK AND RELAX

Situated less than 5 minutes' walk you have the relaxing Hanover square to take in some natural beauty



SOMEWHERE TO TRAVEL

Oxford Circus, Elizabeth Line & Great Portland Street Station offer excellent connections to all of London within walking distance



SOMEWHERE TO DO SOMETHING DIFFERENT

Minutes walk from the world famous Carnaby Street and Oxford Street offering excellent dining, shopping, and entertainment



ACCOMMODATION

The property is located on the West side of Great Portland Street at the junction with Little Portland Street. The property is situated within walking distance of Great Portland Street and Oxford Circus Underground Stations

The available workspace is on the 4th floor and is set out in an open plan format with a small kitchenette and demised WC's

FEATURES

- Open plan workspace
- Excellent natural light
- Good floor to ceiling height
- Kitchenette
- Entry phone
- Passenger lift
- Wooden flooring

LEASE TERMS

New flexible lease available direct from the landlord for a term to be agreed. The lease will be granted outside the Security of Tenure and Compensation Provisions provided by the Landlord & Tenant Act 1954 Part II, as amended

TIMING

Available for immediate occupation

EPC

EPC available upon request

CONNECTIVITY

Oxford Circus - 0.2mi
Great Portland Street - 0.5mi
Bond Street - 0.5mi
Goodge Street - 0.5mi
Tottenham Court Road - 0.5mi
Regent's Park - 0.5mi
London Charing Cross Commuter Rail - 1.4mi
London Euston Commuter Rail - 2.6mi

ACCOMMODATION SCHEDULE

Floor	Size (Sq Ft)	Size (Sq M)	Guiding Rent (PSF)	Estimated Rates (PSF)	Estimated Service Charge (PSF)	Total (PSF)	Total Per Month Inclusive	Total Per Annum Inclusive
4th	520	48	65.00	22.79	12.40	100.19	4,341.57	52,098.80

- All sizes NIA (Net Internal Area)
- Interested parties should verify the rates payable with the relevant Local Authority



CONTACT

www.metrus.co.uk

020 7079 3976

agencygroup@metrus.co.uk

Colin Becker

020 7079 3994

cb@metrus.co.uk

Oliver Becker

020 7079 3974

ob@metrus.co.uk

Harrison Berger

020 7079 2500

hb@metrus.co.uk

Disclaimer: Metrus Limited for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are unless otherwise stated indicative only. Any intending purchasers or tenants should not rely on them as statements or representations of fact or as warranties but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Metrus Limited has any authority to make or give representation or warranty in relation to this property. All prices and rents are quotes exclusive of VAT unless otherwise stated.