



**LONIC**  
020 7486 0900

# 116 GREAT PORTLAND STREET, LONDON, W1W 6PJ

**CREATIVE OFFICES  
FULLY FITTED  
PLUG & PLAY  
TO LET – 3<sup>rd</sup> FLOOR  
527 sq ft / 49 sqm**

## LOCATION:

The property is located in the heart of Fitzrovia, close to the junction of New Cavendish Street, opposite the BBC. Communications are excellent with Goodge St, Great Portland St, Warren St, Oxford Circus and Tottenham Court Road within a 10 minute radius. Numerous bars & restaurants are located nearby.

## ACCOMMODATION:

Comprising a self contained open plan office with 6 desks and a private office with 2 desks. The office has been refurbished to a high standard with exceptional natural light, wooden floors, kitchenette. In addition, there is access to a shower room and wc's.

**Viewings Strictly by  
appointment through  
sole agents:**

**Sam Simon**

sam@lonic.eu  
020 7486 0900

**Michael Firestone**

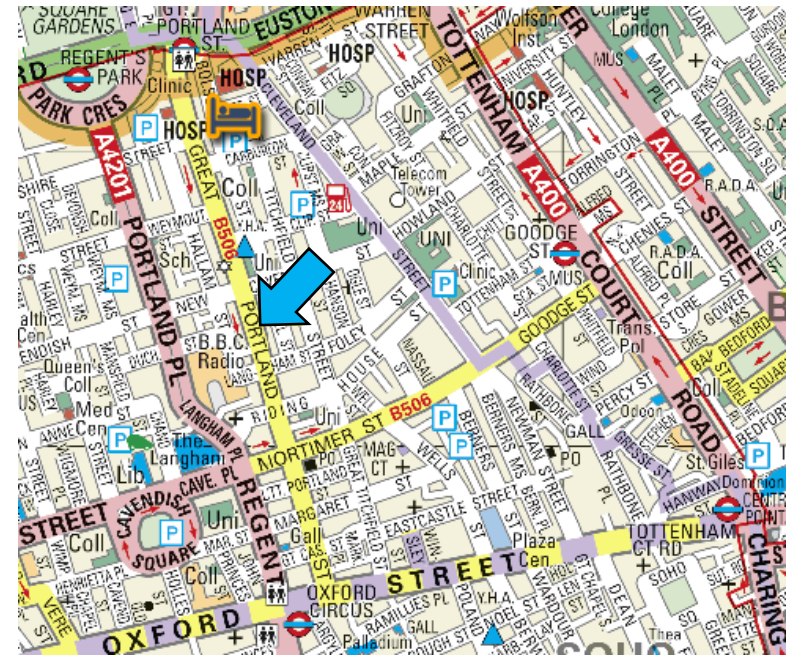
mf@lonic.eu  
020 7486 0900

# 8 DESKS ONLY £420 PER DESK PCM!

## AMENITIES:

FULLY FITTED PLUG & PLAY	FANTASTIC NATURAL LIGHT
AIR CONDITIONING	24 HOUR ACCESS
SHOWER	KITCHENETTE
FIBRE INTERNET CONNECTION	UNDER FLOOR HEATING
	WOODEN FLOORING

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## APPROXIMATE COSTS

RENT	BUSINESS RATES PAYABLE	SERVICE CHARGE	TOTAL INCLUSIVE COST PER ANNUM/ PER MONTH
<b>£30,302</b> (£57.50 SQ FT)	<b>£8,432</b> (£16 SQ FT)	<b>£1,581</b> (£3 SQ FT)	<b>£40,315</b> <b>£3,359</b>

**LEASE:** The office is available by way of an assignment of our client's lease for a term to expire June 2022, with a tenant only break in June 2020.

The lease benefits from 1 month's rent free if the break is not exercised.

The lease is excluded from the Landlord and Tenant Act 1954.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. This should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted exclusive of VAT where appropriate.