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**EDWARD CHARLES
& PARTNERS** W1
CHARTERED SURVEYORS

10 LITTLE PORTLAND STREET

NOHO | W1

Self-Contained Media Style Office Building Available to Let
12,731 Sq Ft



Location

The building is located on the northern side of the street between the junction of Regent and Great Portland Street. Oxford Circus Station is located moments away and the area benefits from a plethora of restaurants, bars, coffee houses and shops nearby.

Description

The building has been fitted out to a high standard with a media style fit out. The ground floor comprises meeting rooms and breakout areas, whilst the upper floors comprise a mixture of open plan office space and private offices. There is a private roof terrace with seating areas. Showers and cycle storage are located in the lower ground floor.

Accommodation & Outgoings

Floor	Area (sq ft)	Area (sq m)	Rent (psf)	Rates (psf)	SC (psf)	Status
Fifth	712	66	£46.73	£26.19	N/a	Available
Fourth	1,648	153				
Third	1,964	182				
Second	1,955	182				
First	2,080	193				
Ground	2,178	202				
Reception	184	17				
Lower Ground	2,010	187				
Total	12,731	1,183				

Amenities/Specification

- * Comfort cooling
- * WC's
- * Passenger lift
- * Raised floors
- * Shower facilities
- * Roof terrace
- * Secure Cycle storage
- * Suspended lighting
- * EPC: Tbc

Lease

Assignment of an existing lease expiring October 2025 subject to an upwards only rent review in October 2020.

Viewings

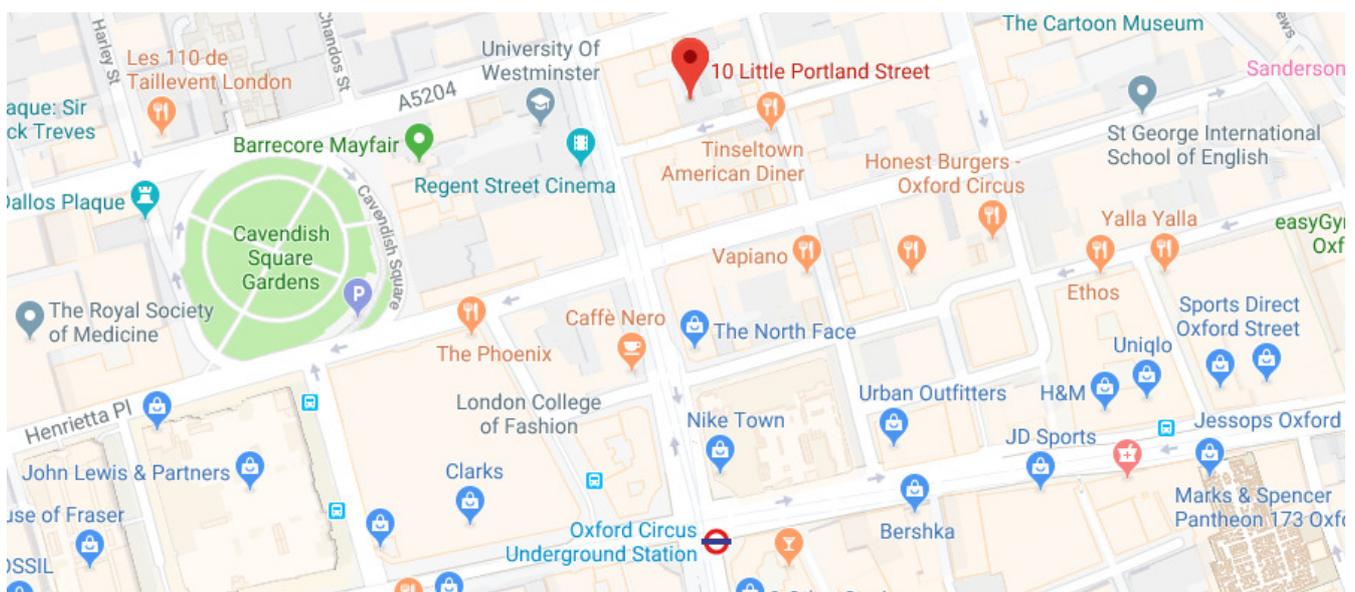
Strictly by appointment through sole letting agents:

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