

## **43 PORTLAND PLACE, LONDON W1**

**TREMENDOUS MARYLEBONE VALUE AT ONLY £57.50 (psf)**

**THIRD FLOOR OFFICES WITH COMFORT COOLING**

**ON A BEAUTIFUL TREE LINED AVENUE**

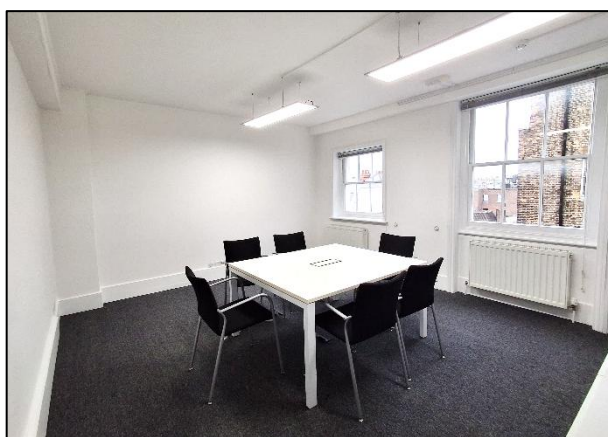
**1,565 SQ FT (145.39 SQ M) APPROX.**



### **LOCATION**

This imposing listed office building is situated on the west side of Portland Place on a beautiful tree-lined avenue, midway between New Cavendish Street and Weymouth Street. Oxford Circus and Regents Park underground stations are within close proximity and the area is well served for restaurant, shopping and transport facilities.

**DESCRIPTION** The third floor offices provide a reception and open plan area together with a meeting room and three private offices overlooking Portland Place, kitchen and own toilets, in total extending to approximately 1,565 sq ft (145.39 sq m).



**FEATURES**

- Comfort cooling
- Passenger lift
- Central heating
- Kitchen
- Carpeted
- Demised WC's

**RENT**

£90,000 per annum exclusive plus VAT. (£57.50 per sq ft)

**LEASE**

A new lease will be granted for a term to be agreed excluding the Security of Tenure and Compensation Provisions of the Landlord and Tenant Act 1954.

**EPC**

D-81

**VIEWING**

By appointment through landlord's sole agents:

**BTG Eddisons**

**Richard Spencer: 07778 521230 & Omar Saad: 07483 111764**

For more information, visit [eddisons.com](http://eddisons.com)  
**020 3205 0204**



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