

101 Great Portland Street, London, W1



790 - 8,611 sq ft

Rare D1 Educational Self-Contained Building

Location

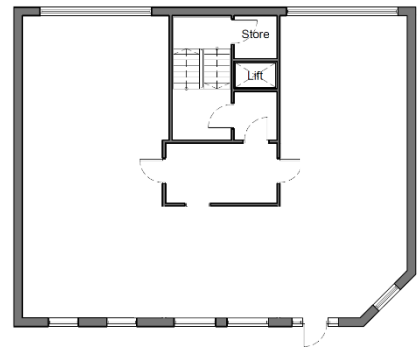
The building is situated on the West Side of Great Portland Street, close to the junction of New Cavendish Street. Great Portland Street continues to evolve and grow as a prime location in central London attracting wide and varied mix of occupiers, surrounded by many local amenities including some of London's finest restaurants, coffee shops and retailers.

This location benefits from excellent connectivity with Great Portland Street (Hammersmith & City, Circle and Metropolitan lines) and Oxford Circus (Central, Bakerloo & Victoria lines) within walking distance as well as numerous cycle lanes and bus routes.

Description

The Building provides the following accommodation:

Floor	Sq ft	Sq m
5 th	1,068	99.22
4 th	1,382	128.4
3 rd	1,339	124.4
2 nd	1,352	125.6
1 st	1,340	124.5
Ground	790	73.4
Lower Ground	1,340	124.5
Total	8,611	800



* Typical floor plate

Terms

The building is available as a whole by way of assignment, at passing rent of £376,150 per annum (£43.68 per sq ft), until January 2032 benefiting from a tenant break in January 2027. There is to be an upward only rent review in January 2022. Alternatively, the accommodation may be available on new subleases on a floor by floor basis for a term to December 2026, terms on application.

The current business rates payable for the building are £138,320 per annum (£16.06 per sq ft).

Viewing

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