

**41 PORTLAND PLACE, LONDON W1**

**MODERN FOURTH FLOOR OFFICES TO LET**

**PROVIDING A RANGE OF OPTIONS FROM  
615 SQ FT (57 SQ M) TO 1,600 SQ FT (149 SQ M) APPROX.**



## **LOCATION**

This imposing building, the common parts of which have been substantially refurbished, is situated on the west side of Portland Place, 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 and shopping facilities, including the amenities of Marylebone High Street.

## **DESCRIPTION**

These modern offices situated on the fourth floor are in excellent decorative condition. The offices are divided to form a number of private rooms and general areas, together with kitchenette and WC's, which can provide a range of options from:

615 sq ft (57 sq m) to 1,600 sq ft (149 sq m) approximately.

## **FEATURES**

- Lift
- Manned reception
- Kitchenette
- Separate meeting rooms by arrangement
- Central heating
- Underfloor trunking
- Demised WC's

7-10 Chandos Street  
Cavendish Square  
London W1G 9DQ  
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**F 020 3205 0201**  
info@hng.co.uk  
**www.hng.co.uk**

Subject to contract and exclusive of VAT if applicable

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**RENT**

Only £59.00 per square foot per annum exclusive plus VAT.

**LEASE**

New lease(s) for a term to be agreed.

**EPC**

D-81

**VIEWING**

By appointment through landlord's sole agents:

**HNG**  
**Richard Spencer / Will Gyngell**  
**020 3205 0200**