

**10 PORTMAN STREET  
LONDON, W1  
Refurbished Office to Let  
515 sq ft / 47.9**



**Location:**

The building is located on the east side of Portman Street, close to the junctions of Oxford Street and Portman Square.

There are numerous shops, bars and restaurants within walking distance on both Baker Street, Oxford Street and Marylebone High Street. The property is within close walking distance to Bond Street (Central and Jubilee lines), Marble Arch (Central line) and Baker Street (Jubilee, Bakerloo, Circle and Hammersmith and City lines) underground stations.

**Accommodation:** The newly refurbished office elegantly combines period features with modern specification providing an ideal working environment in an exclusive W1 location. The communal areas have also been refurbished. The office is located on the second floor of this period building.

**Size (sq ft):**

| Floor                 | Size (sq ft) | Size (sq m) |
|-----------------------|--------------|-------------|
| 2 <sup>nd</sup> Floor | 515          | 47.85       |

**Amenities:**

- Newly refurbished
- Category Ve cabling
- Excellent natural light
- New carpet
- Refurbished communal areas
- WC Facilities

**Lease:** A new Full Repairing and Insuring Lease for a term by arrangement direct from the Portman Estate.

**Rent:** £29.50 per square foot per annum exclusive.

**Service Charge:** Approximately £3.17 per square foot per annum.

**Rates:** Approximately £8.45 per square foot per annum.

**Viewing:** Strictly by appointment with joint sole agents:

COLLIERS GODFREY VAUGHAN

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