

**LONG LEASEHOLD SELF CONTAINED BUILDING**

**FOR SALE**

**7,200 sq ft / 669 sq m**

**59 Portland Place, London W1**



**Location:**

The building is situated on the west side of Portland Place, between its junctions with Weymouth Street and Devonshire Street. Regent's Park, Great Portland Street and Oxford Circus

are all within walking distance, providing access to the Central, Victoria, Bakerloo, Circle, Metropolitan and Hammersmith & City underground lines.

**Accommodation:** The self-contained property is Grade II listed and comprises approximately 7,000 sq ft set out over lower ground, ground to third floors inclusive. The building benefits from being partly comfort cooled with perimeter trunking, gas fired central heating, a mixture of fluorescent strip lights and uplighters. Importantly there is a 4-person passenger lift serving all floors. WC's are located on the lower ground, ground and second floors with a shower facility located in the rear of the second floor. The building benefits from a good level of natural light throughout.

**Amenities:**

- Comfort cooling
- Perimeter trunking
- Cat V cabling
- 4 person passenger lift
- Good natural light
- Kitchenettes
- WC's
- Period features

<b>Floor Areas:</b>	<b>Floor</b>	<b>Square Feet</b>	<b>Square Metres</b>
	3 <sup>rd</sup> Floor	1,124	104
	2 <sup>nd</sup> Floor	1,184	110
	1 <sup>st</sup> Floor	1,454	135
	Ground Floor	1,358	126
	Lower Ground	2,093	194
	<b>Total</b>	<b>7,213</b>	<b>670</b>

**Price:** Offers are invited in the region of £2.75 million - Subject to Contract

**User:** The lease restricts the use to professional, learned or cultural institutions.

**Viewing:** By appointment with the sole agents: -

**Agents:** Julie Rees  
020 7659 4904  
Philip Dondos  
020 7659 4918  
Godfrey Vaughan  
020 7659 4949

**NB Particulars and photographs may be viewed on our website:**

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