

SELF-CONTAINED, WAREHOUSE STYLE OFFICE TO LET | 2,441 sq ft



Location

1-2 Portland Mews is situated within Soho's favourite mews, located to the south of D'Arblay Street between Berwick and Poland Streets. Oxford Circus (Central, Bakerloo and Victoria lines) and Tottenham Court Road (Central and Northern lines) underground stations are within close proximity and Piccadilly Circus underground station is a short walk away. Located in the heart of Soho the property benefits from all the amenities the area has to offer.

Description

This absolutely stunning former warehouse offers the most attractive office accommodation in the most desirable mews in Soho. Set over basement, ground and 1st floors, the high ceilings offer volume and plenty of natural light on the 1st floor, perfect for the creative occupier who wants to benefit from the inspiring atmosphere that exists in this quiet Soho oasis. With its stripped wooden floors, original flagstone in the ground floor entrance, exposed brickwork and an abundance of character this one of our favourite buildings in London.

Floor Areas

Floor	sq ft	sq m
1st floor	1,129	105
Ground floor	988	92
Lower Ground floor	324	30
TOTAL (approx.)	2,441	227

*Measurement in terms of NIA

Portland Mews

Portland Mews is a through road off Livonia Street in Westminster, containing original/ surviving Mews properties. There are 11 properties in the Mews, used for commercial purposes.

The Mews contains plain 19th Century warehouses and stables by Spalding and Auld 1884. It has plain brickwork, three storey buildings with roofs hidden behind parapet walls.

Paul Dart, Partner

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Suzy Link, Senior Surveyor

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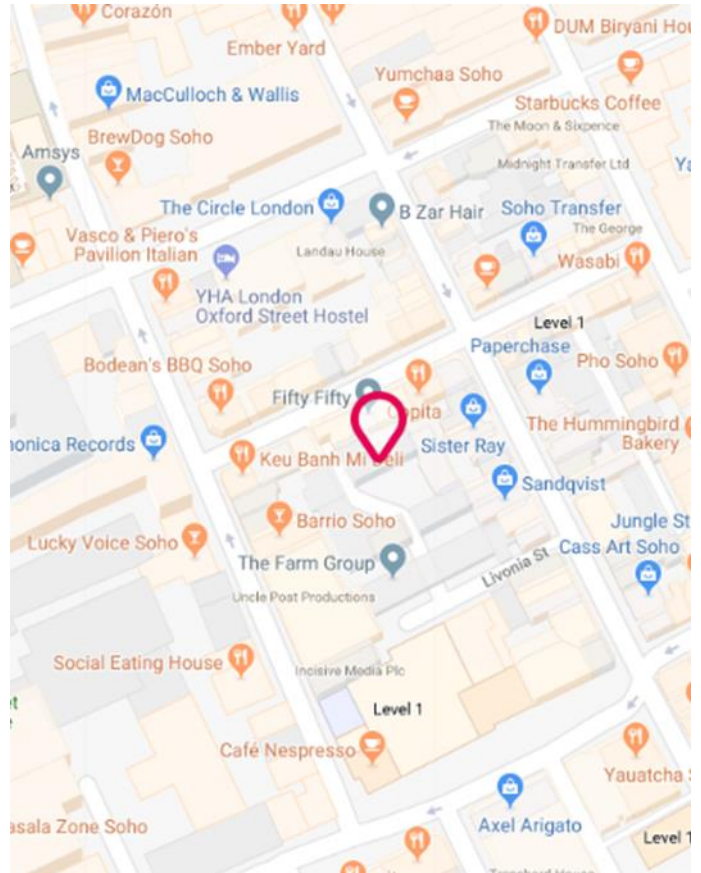
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract May 2019

1-2 Portland Mews, Soho, London W1



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Terms

Tenure:	Leasehold
Lease:	An assignment of the existing lease until 17 August 2021. Alternatively a new lease may be available from the landlord.
Rent:	£141,500 per annum exclusive
Rates:	Estimated at £21.35 psf (2019/2020)
Service Charge:	TBC
EPC Rating:	TBC

Amenities

- Self-contained mews building
- Original flagstone flooring (ground floor)
- Timber flooring
- Warehouse features
- Exposed brick
- Comfort cooling

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Subject to Contract September 2018