

# To Let

## Office 5,932 sq ft

40 Portman Square, Marylebone, London, W1H 6DA



### Summary

- Grade A offices providing a very high quality working environment on Portman Square
- Type: Office
- Tenure: To Let
- Size: 5,932 sq ft
- Rent: £87 per sq ft

### Highlights

- Newly Refurbished
- Grade A specification
- Sublease opportunity on flexible terms
- Imposing location on Portman Square
- Views directly into the Garden Square

## Location

40 Portman Square is a landmark Grade A office building. The property fronts Portman Square to the North and Portman Street to the West. The nearest tube stations are Bond Street and Marble Arch providing access to the Central and Jubilee lines.

## Specification

Integral LG7 lighting,

Typical floor to ceiling height of 2.7m,

Air Conditioning,

Central Heating,

New metal tiled suspended ceilings,

150mm fully accessed raised floor,

Passenger Lift 4 x 17,

Bike Store,

Shower Facility,

Primary heating & cooling system,

Car Park,

Storage

## Availability

Available now

## Terms

Part 3rd floor available to sublease on flexible lease terms for a term up to September 2024.

## Viewings

Strictly through the sole leasing agents JLL

## Energy Performance Rating

This property has been graded as 65(C).

## Rent

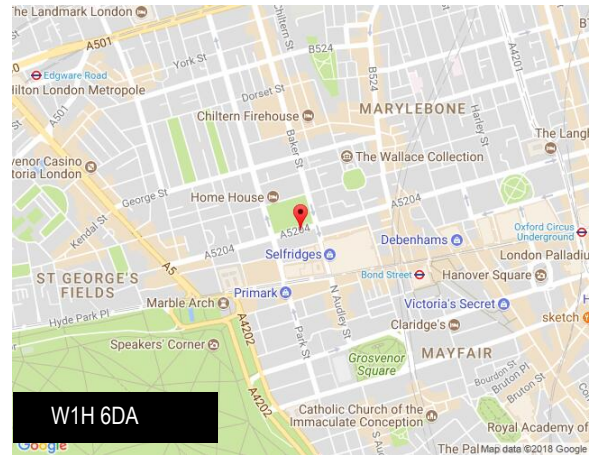
£87 per sq ft

## Business Rates

Rates Payable: £39.40 per sq ft

## Service Charge

£12 per sq ft



## Viewing & Further Information

If you are interested and would like more information please get in touch.

## Contacts

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OFFICE AVAILABLE TO LET,

# 40 Portman Square

Marylebone, London, W1H 6DA

Prime Grade A Office space situated on Portman Square

Triple aspect natural light with views over Portman Square

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Columnless regular floorplate

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Suspended ceilings incorporating LG7 lighting

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150mm fully accessible raised floor

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4 x 17 Person passenger lift

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Bike Storage

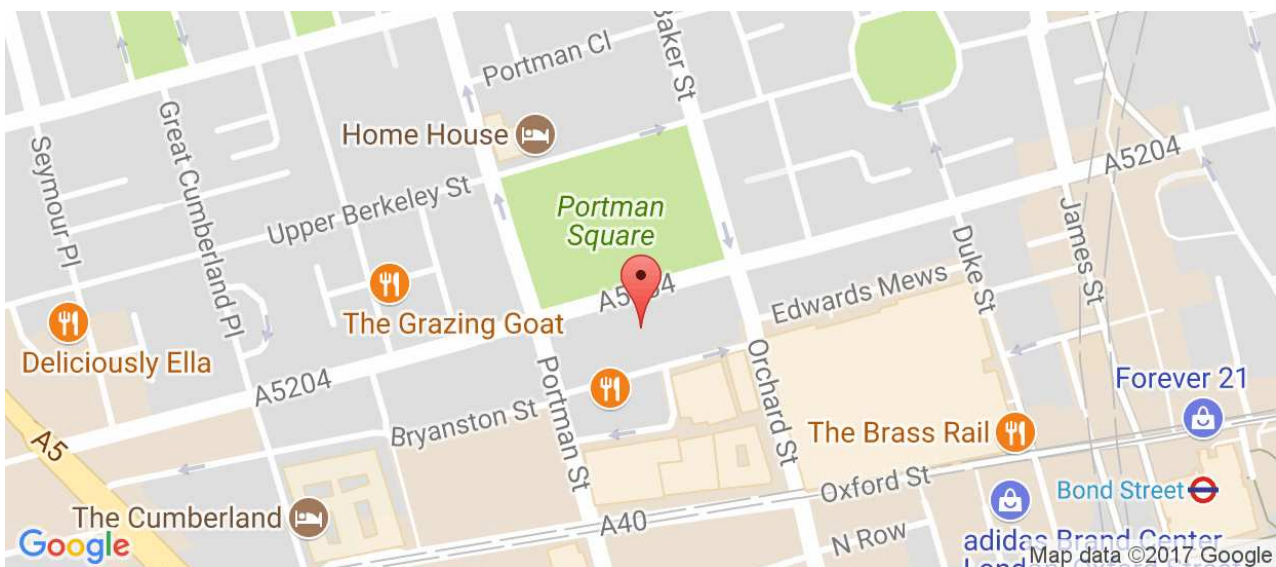
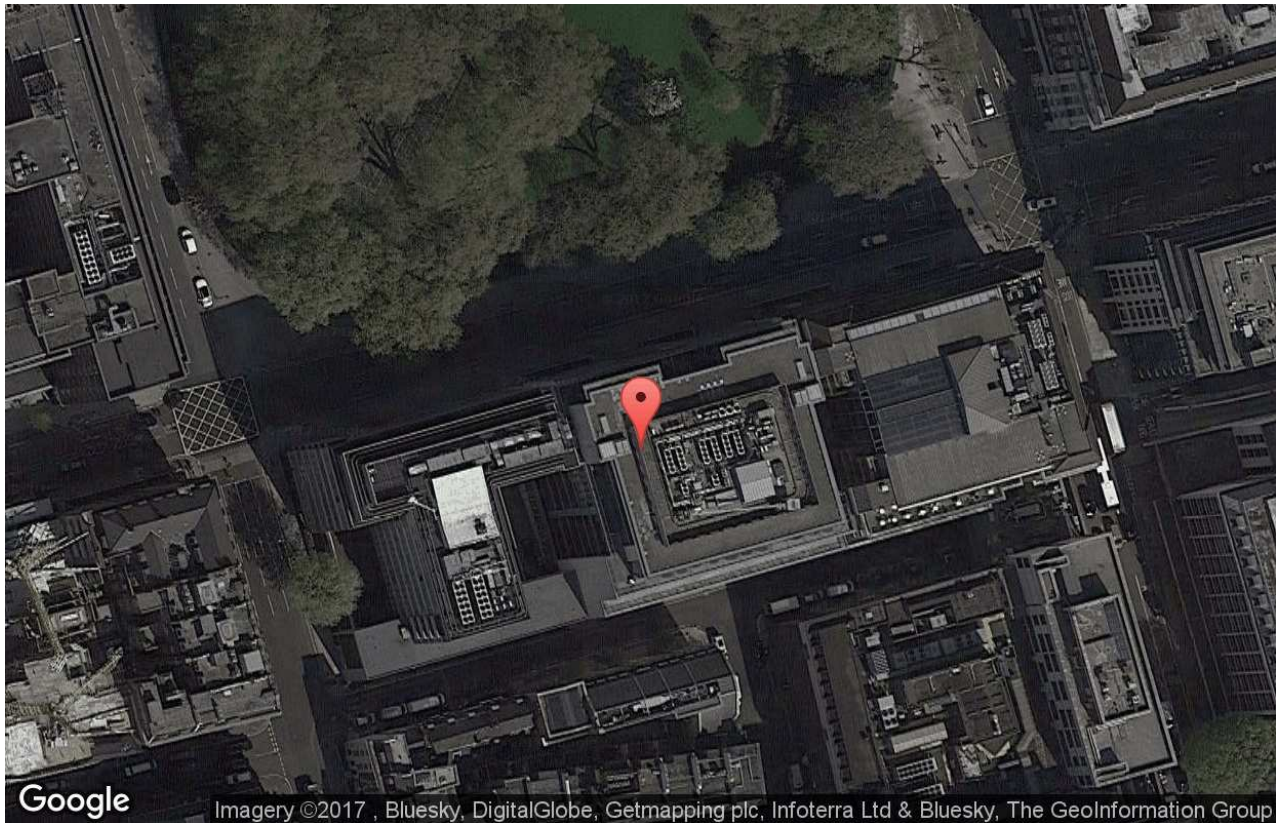
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Shower facilities



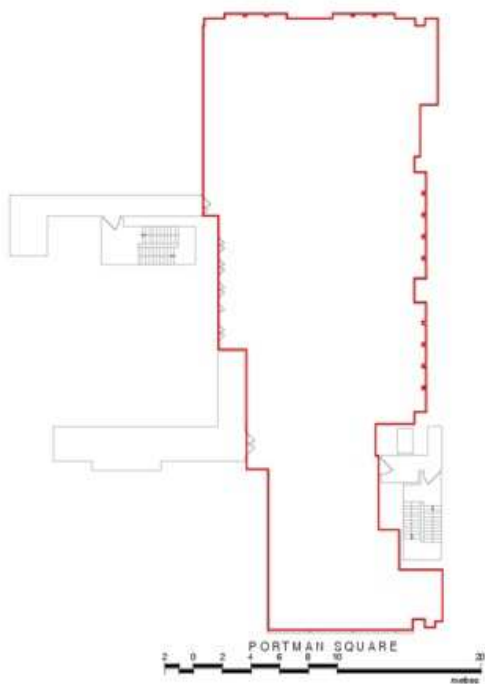


40 Portman Square, Marylebone, London, W1H 6DA



Data provided by Google

Unit	Floor	Sq ft	Sq m	Service charge	Rates
Part	3rd	5,932 NIA	551.1 NIA	£12 psf	£39.40 psf



**LEASE PLAN**  
**40 PORTMAN SQUARE**  
LONDON, W1H 6LT  
**Third Floor**

— Lease Demarcation

**Notes:**  
Care should be taken when drawings are plotted to avoid image distortion.  
This drawing is issued for lease negotiation purposes only and further copies should be plotted under the appropriate license.  
The lease demarcation line indicates the extent of the demarcation and does not necessarily mirror the Plowman Craven on-site area measurement.

**Revisions:**  
A - Original (available: 2017)



**Location Plan**  
Scale 1:1250  
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License Number: 100020449  
**Dwg No. 38028-LP3**  
Issue A May 2017  
Presentation Scale 1:300 @ A3  
**Plowman Craven**  
Registered by RICS  
+44(0) 1562 753566 [www.plowmancraven.co.uk](http://www.plowmancraven.co.uk)

**Essentials**

Est. S/C	£12.00 psf
Est. rates payable	£39.40 psf
Building type	Office
Planning class	B1
Available from	14/08/2017
VAT charges	VAT is payable on all rental outgoings at the prevailing rate.
Lease type	Sublease
Lease details	Part 3rd floor available to sublease on flexible lease terms for a term up to September 2024.
EPC	Available on request

Marketed by: JLL

For more information please visit:  
<http://example.org/m/11915-40-portman-square-40-portman-square>

**Location overview**

Portman Square is home to a number of quality occupiers and offers excellent leisure amenities on its doorstep, including the Home House Private Members Club. The property fronts Portman Square to the North and Portman Street to the West. The building is within close proximity to both Bond Street (Jubilee Line) and Marble Arch (Central Line) underground stations.

**Transport**

The property is situated in close proximity to both Bond Street and Marble Arch Tube stations providing access to both the Central & Jubilee Lines.

**National rail**

London Euston 1.7m, London Charing Cross 1.7m, London St Pancras International LL 2.2m

**Tube**

Marble Arch 0.3m, Bond Street (Cross Rail) 0.4m

**Estimated rates**

£39.40 psf

**Estimated service charge**

£12.00 psf

**VAT**

VAT is payable on all rental outgoings at the prevailing rate.

**Planning class**

B1

**Lease summary**

Part 3rd floor available to sublease on flexible lease terms for a term up to September 2024.



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**EPC**

Available on request

Notes:

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Quote reference: RENT-11915

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