

**STUNNING FIRST FLOOR OFFICES**  
**43 PORTLAND PLACE, LONDON W1**  
**1,700 SQ FT (157.93 SQ M) APPROX.**



**LOCATION**

This imposing building 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.

**DESCRIPTION**

The first floor suite provides stunning offices with period features and extending to approximately 1,700 sq ft (157.93 sq m).

**FEATURES**

- Passenger lift
- Central heating
- Kitchen
- Central heating
- Carpeted
- Under floor trunking

**RENT**

£118,000 per annum exclusive. (£69.50 psf approx.)

**LEASE**

A new lease will be granted for a term to be agreed excluding the Security of Tenure and Compensation Provisions of the Landlord and Tenant Act 1954.

**VIEWING**

By appointment through landlord's sole agents:

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

7-10 Chandos Street  
Cavendish Square  
London W1G 9DQ  
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Subject to contract and exclusive of VAT if applicable

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