



**234-238 Great Portland Street**

London, W1W 5QT

**To Let - Whole Class E  
(Previously D1) Medical  
Building Available on  
Assignment.**

**15,978 sq ft**  
(1,484.40 sq m)

- Whole Class E (Previously D1) Medical building
- Currently offering a mix of consulting and treatment with ancillary accommodation
- 1 x lift to all floors (except 6th)
- Air-conditioning
- WC's
- Could be re-configured to suit an office use

# 234-238 Great Portland Street, London, W1W 5QT

## Summary

|                       |  |
|-----------------------|--|
| <b>Available Size</b> | 15,978 sq ft   |
| <b>Rent</b>           | £806,160 per annum   |
| <b>Business Rates</b> | Interested parties are however advised to make their own enquiries with the local authority. |
| <b>Service Charge</b> | N/A  |
| <b>Car Parking</b>    | N/A  |
| <b>Legal Fees</b>     | Each party to bear their own costs   |
| <b>Estate Charge</b>  | N/A  |
| <b>EPC Rating</b>     | D (87)   |

## Description

TO LET - WHOLE CLASS E (PREVIOUSLY D1) MEDICAL BUILDING AVAILABLE ON ASSIGNMENT. The property, in its current medical layout, offers a mixture of partitioned consulting /treatment rooms with ancillary secretarial and administrative offices.

There is potential for the floors to be converted to create a largely open plan configuration which would suit office use.

## Location

The property is located at the northern end of the street in an area made up of offices and a number of medical occupiers. It is well positioned for its use being situated opposite the main Portland Hospital. It is within walking distance of Regent's Park (Bakerloo line) and Great Portland Street (Circle, Hammersmith & City & Metropolitan lines) underground stations. It is also only a short walk from Regent's Park and there are a number of restaurants, bars and shops close by in Marylebone and Fitzrovia.

## Accommodation

Accommodation (approx. NIA)

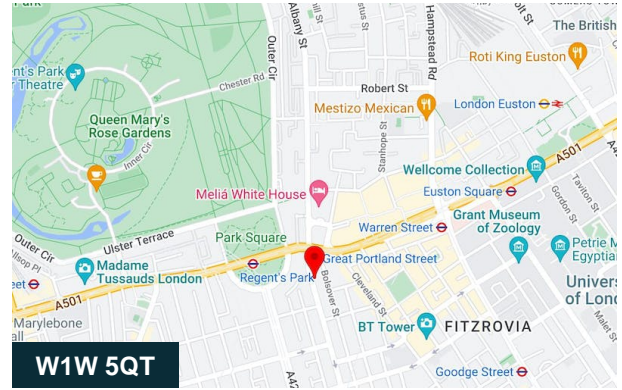
| Name                  | sq ft         | sq m            | Availability |
|-----------------------|---------------|-----------------|--------------|
| Ground                | 2,990         | 277.78          | Available    |
| 1st                   | 2,261         | 210.05          | Available    |
| 2nd                   | 1,637         | 152.08          | Available    |
| 3rd                   | 1,637         | 152.08          | Available    |
| 4th                   | 1,608         | 149.39          | Available    |
| 5th                   | 1,572         | 146.04          | Available    |
| 6th - Walk up         | 546           | 50.73           | Available    |
| Lower Ground          | 3,144         | 292.09          | Available    |
| Lower Ground - Vaults | 583           | 54.16           | Available    |
| <b>Total</b>          | <b>15,978</b> | <b>1,484.40</b> |              |

## Terms

The property is available by way of an Assignment.

## EPC

The EPC rating is -D87



## Viewing & Further Information



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