

BASEMENT SPACE TO LET — LONDON W1 FITZROVIA / MARYLEBONE



59-61 BOLSOVER STREET, LONDON W1W 5QP

Location

Located on the west side of Bolsover Street close to the junction with Greenwell Street. Bolsover Street runs north to south parallel with Great Portland Street and benefits from its proximity to The Portman Hospital, various hotels (the 5* Langham and a 3* Holiday Inn among them), the high end shopping and dining to be found on Great Portland Street, The clinics of Harley Street and numerous organisations occupying the high grade offices surrounding including RIBA (Royal Institute of British Architects), Royal College of Physicians, GMC (General Medical Council), London Business School and The BBC (Broadcasting House and Television Centre).

Description

The available basement space is accessed via a double door on Bolsover Street and is arranged on two main levels with further space for changing rooms, receptions, staff areas etc. It benefits from exceptional ceiling heights of 4+ metres and the light well provides some natural light. Approximate area as follows:

Total **372sq m** **4,000 sq ft (Approx.)**

Tenure

A new lease is available on terms to be agreed.

Use

Suitable for many uses including: personal training, wine store/tasting, photographic studio, kids gym, medical, dental, crèche, yoga, spa, beautician, cookery school.

Planning

The property benefits from planning consent for a variety of uses. Please enquire for further details.

Further Details

Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable and possession will be available upon completion of legal formalities.

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