



THE  
PORTMAN  
ESTATE

**10, 11 and 12 Manchester Square** – These three Georgian properties were launched to the market in December 2007 following their extensive refurbishment to a modern, high quality, air conditioned specification. 10 Manchester Square (3,930 sq ft) has been let on a 20 year lease to Eastlink Lanker, which invest in business opportunities in the former Soviet Union. The rent is £283,000 pa. (£72.00 psf overall) after a rent free period. Eastlink Lanker has also taken a lease on the 2,035 sq ft mews (also offices) to the rear of the property, known as 15/16 Seymour Mews, at the quoting rent of £117,000 pa (£57.50 psf).

British Marine plc, a shipping company, has taken a 15 year lease on the 4,290 sq ft 11 Manchester Square at £325,000 pa (£75.75 psf overall), and 12 Manchester Square (5,945 sq ft) has been let to The Bank of London and The Middle East on a 20 year lease. The rent is £452,945 pa (£76.20 psf overall) after a rent free period.

Oliver Fenn-Smith, Property Director at the Portman Estate said "We are delighted to have brought these properties to the market at the optimum time and to have secured such excellent rents. This supports our policy of improving properties across the Estate to the specification required by the modern office occupier". Colliers Godfrey Vaughan and DTZ acted for the Portman Estate.

**27 Gloucester Place (4<sup>th</sup> floor)** – These office premises became vacant in September when the previous tenant, a firm of solicitors, exercised its break clause but re-let within two months. The new tenant, Cyber Consulting, has signed a 5 year lease on the 657 sq ft accommodation.

**71 Gloucester Place (lower ground, ground and 4<sup>th</sup> floors)** – Refurbished in 2005, these three office floors at 71 Gloucester Place, totalling 2,493 sq ft, have recently been re-let. The new tenant, Freeplay Energy, has taken a ten year lease close to the quoting rent of £112,000 pa.

**16 New Quebec Street** – The 470 sq ft, newly refurbished basement offices at 16 New Quebec Street have let quickly on a five year lease at an inclusive annual rent of £14,500 pa.

**106-108 Wigmore Street** – Following our acquisition and refurbishment of this prominent property on the corner of Wigmore Street and Duke Street, Fratelli Deli have taken a 15 year lease on the ground and lower ground retail unit. The quoting rent was £80,000 pa.

**10 Seymour Place** – This newly refurbished restaurant unit in Seymour Place in Portman Village has been let to City Sushi for use as a modern Japanese restaurant. The lease is for 20 years and the quoting rent was £32,500 pa.