



THE LANGHAM ESTATE

OFFICE SUITE TO LET

"Quirky Loft"

**PORTLAND HOUSE, 4 GREAT PORTLAND STREET
(Market Place)
LONDON W1**

1,070 SQ FT

99.40 M²

The property which is approached via its Market Place entrance, is located in the heart of this cosmopolitan fashion and media location, being situated on the East side of Great Portland Street close to its junction with Oxford Street. The area benefits from excellent transport facilities, restaurants, bars and shops that service this location.



- Newly Refurbished
- Refurbished Common Parts
- Open Plan
- Excellent Natural Light
- Alarmed(Not Tested)
- 24 Hour Access
- Entryphone
- Central Heating
- Passenger Lift
- Door Entry System
- Perimeter Trunking
- **RENT ON APPLICATION**

ACCOMMODATION: 6th Floor East– 1,070 sq ft. (99.40m²)

LEASE: A new Full Repairing and Insuring lease to be granted for a term by arrangement outside the Landlord and Tenant Act 1954, part II as amended.

LEGAL COSTS: Each party to be responsible for their own legal costs.


POSSESSION: On completion of legal formalities.

Showrooms • Retail • Offices • Storage • Restaurants • Residential

For further information please contact
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Any property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to the accuracy. The Lessors or Langham Estate Management Limited, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Energy Performance Certificate
Non-Domestic Building



Portland House
4 Great Portland Street
LONDON
W1W 8QJ

Certificate Reference Number:
0470-0438-5060-9993-9006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

70 This is how energy efficient the building is.

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 2786
Building complexity (NOS level): 4

Benchmarks

Buildings similar to this one could have ratings as follows:

32 If newly built

61 If typical of the existing stock