



THE LANGHAM ESTATE

NEWLY REFURBISHED AIR CONDITIONED OFFICES TO LET

Portland House, 4 Great Portland Street, Market Place, London W1

from 1,070 to 11,960 sq ft





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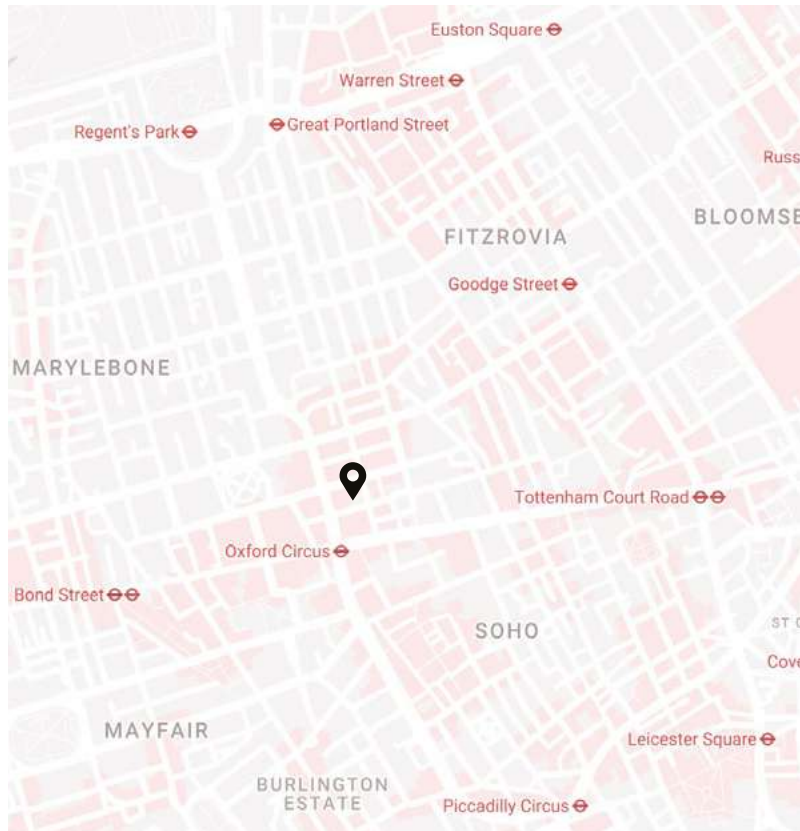


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Location

Portland House, which is approached via its Market Place entrance, is located on the east side of Great Portland Street close to its junction with Oxford Street, in the heart of vibrant Fitzrovia.

The property is moments away from the international retail thoroughfare of Oxford Street & Regent Street and a short walk away from Regent's Park. The area has excellent transport links including 6 overground and underground tube lines spread across 6 stations as well as the Elizabeth Line.



Nearby Stations

Oxford Circus	3 min
Bond Street	8 min
Tottenham Court Road	11 min
Goodge Street	12 min
Great Portland Street	14 min
Piccadilly Circus	14 min
Regent's Park	17 min
Warren Street	18 min



PORTLAND HOUSE / 4 GREAT PORTLAND STREET
MULTIPLE FLOORS



THE LANGHAM ESTATE
















Accomodation *Schedule*

	Sq ft	m ²	Rent psf	EPC	Availability Status
Sixth (East)	1, 070	99.40	£ 59.50	D	Available
Fifth (West)	1, 310	121.98	£ 68.00	T.B.C.	Available
Third (East)	2, 130	197.88	£ 68.00	C	Available
Second (West)	1, 760	163.51	£ 68.00	C	Available
Second (East)	2, 020	187.66	£ 68.00	C	Available
First (West)	1, 710	158.86	£ 68.00	D	Available
First (East)	1, 960	182.09	£ 68.00	D	Available



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Key Features

-  CAT A
-  Mainly Open Plan
-  24 Hour Access
-  LED Lighting
-  Passenger Lift
-  Central Heating
-  Newly Refurbished
-  Own Kitchenette with White Goods
-  Perimeter Trunking
-  Excellent Natural Light
-  Wood Floor
-  Sash Windows
-  Cable Trays
-  Video Entryphone System
-  Air Conditioning



PORTLAND HOUSE



TYPICAL REFINISHED FLOOR



THE LANGHAM ESTATE



PORTLAND HOUSE

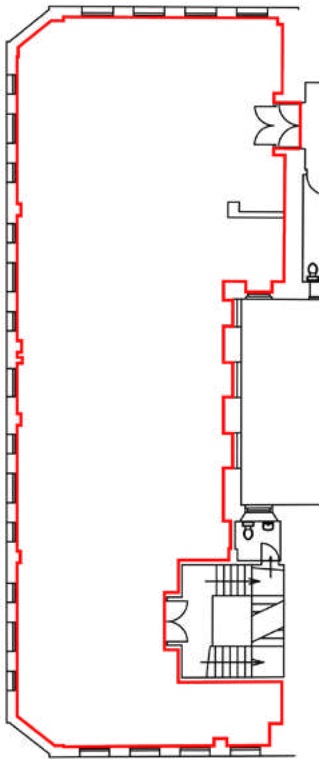
TYPICAL REFURBISHED FLOOR



THE LANGHAM ESTATE

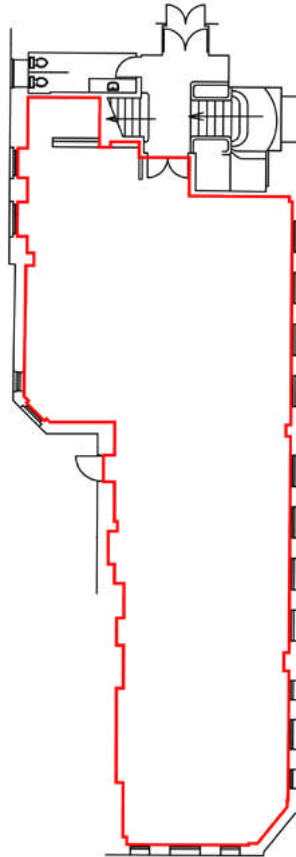
Floorplans

First Floor (East)



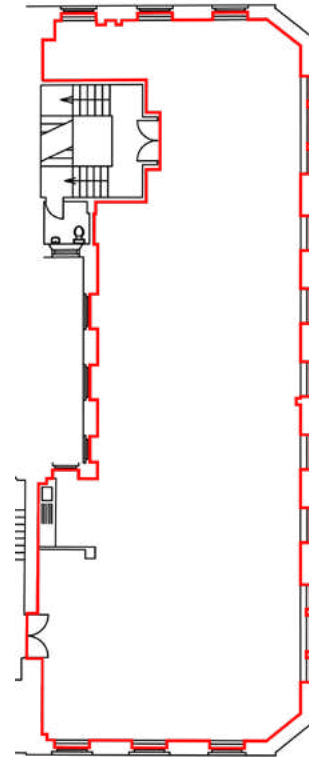
1, 960 sq ft
183.09 m²

First Floor (West)



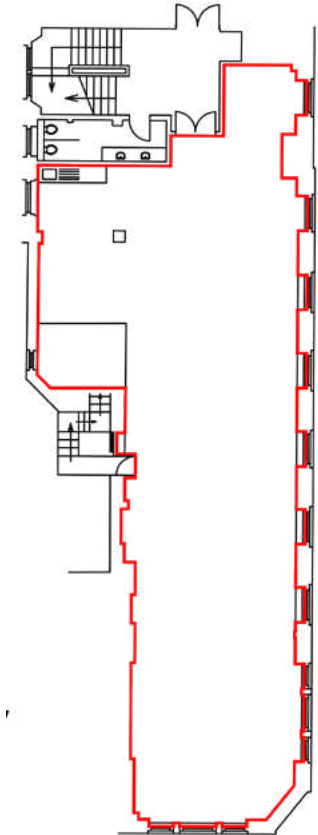
1, 710 sq ft
158.86 m²

Second Floor (East)



2, 020 sq ft
187.66 m²

Second Floor (West)



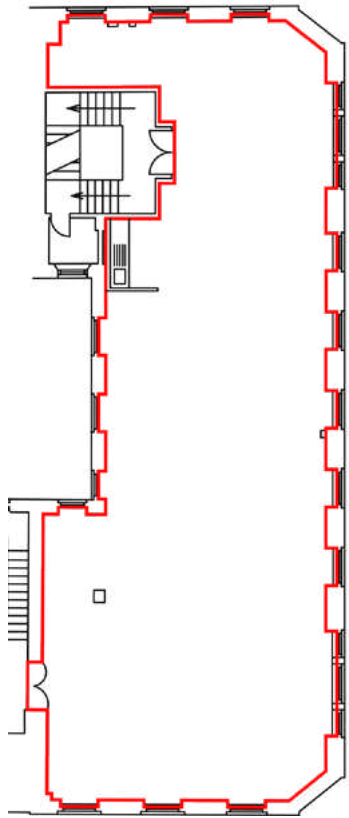
1, 760 sq ft
163.51 m²



THE LANGHAM ESTATE

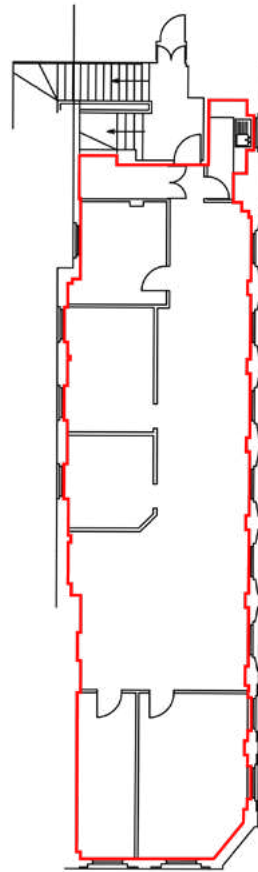
Floorplans

Third Floor (East)



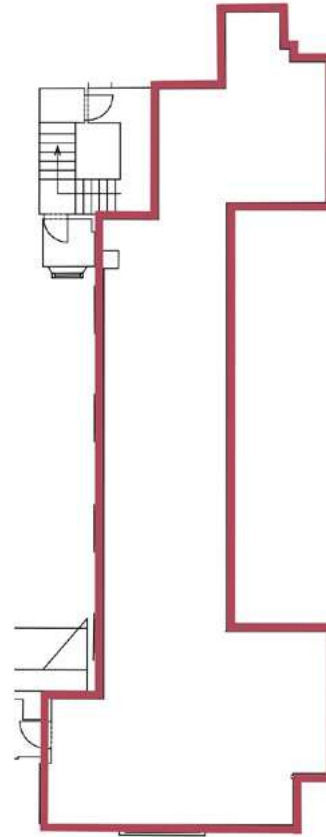
2, 130 sq ft
197.88 m²

Fifth Floor (West)



1, 310 sq ft
121.98 m²

Sixth Floor (East)



1, 070 sq ft
99.40 m²



THE LANGHAM ESTATE

Discover the *Neighbourhood*

Rich in history with a notable artistic and Bohemian heritage, today Fitzrovia is known to be a popular destination attracting fashion, medical, creative and media businesses and offers an ever-growing array of dining, shopping, fitness and leisure facilities.

The neighbourhood, tucked away from the hustle and bustle of chain stores of nearby Oxford Street and Regent Street, is home to independent businesses such as niche bars, refined restaurants, conscious cafés, up and coming art galleries and contemporary fashion brands.

Moreover, Market Place, housing in elegant period buildings a curated collection of places to eat, drink and shop, is a stone's throw away from the property.



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MULTIPLE FLOORS



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Meet the *Locals*

Drinks

The Oxford Market
Rhum Tavern
The Social
Chinawhite
The Cocktail Club

Beauty & Wellbeing

FS8
F45
Rowbots
Shadi Salon
Piedi-de-Poule
Reviv
Beauty Club London

Medical

CliniCity
the a.b.c. smile
Cavendish Clinic
Yuki Clinic
Smile Direct Club
Randex
NAAMA

Culture

Ab-Anbar Gallery
Gillian Jason Gallery
Des Bains
Lungley Gallery
Coups Contemporary
Pi Artworks
Apollo Galleries

Shopping

Arlettie
Moooi
Minotti London
Dune London
Margaret Howell
Timberland
Dr. Martens
Reiss
Sports Direct
Hawes & Curtis
KEF

Coffee

Kiss The Hippo
EL&N
Ole & Steen
GT Corner
Kaffeine

Food

The Great Thai
28-50 Wine Workshop
Chishuru
Honest Burgers
Yalla Yalla
Wahaca
Vapiano
Burger & Lobster
The Salad Project
Pahli Hill
K-POP
Tenmaru



The Langham Estate's Neighbourhood Network supports this rich blend of local occupiers by offering anyone who lives or works in this part of Fitzrovia a range of discounts and other perks - all designed to cultivate a community spirit in this cosmopolitan neighbourhood.



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Terms

Lease Terms

A new Full Repairing & Insuring Lease is available for a term by arrangement outside the Landlord & Tenant Act 1954

Possession

Immediate upon completion of legal formalities

Legal Costs

Each party to be responsible for their own legal costs

Rent

P.O.A.

V.A.T.

Pricing exclusive of V.A.T.

Contact *Us*



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