



THE LANGHAM ESTATE

SUPER PRIME CLASS E USE PREMISES

6-10 Great Portland Street, London W1

GROUND FLOOR & BASEMENT | 5,110 sq ft / 474.73 m²





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Location

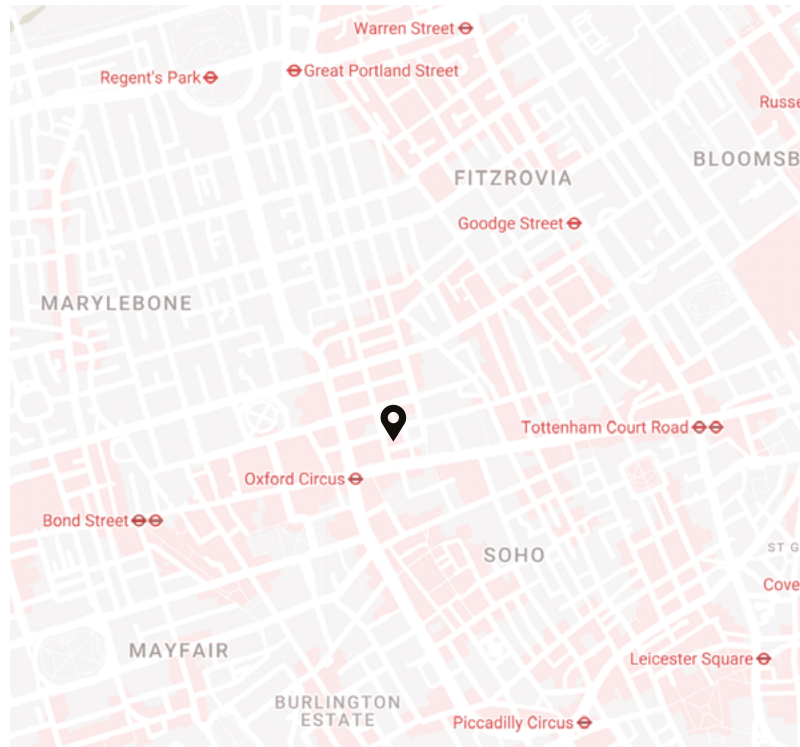
The building, which is approached via its Market Place entrance, is located on the east side of Great Portland Street close to its junction with Oxford Street, in the heart of vibrant Fitzrovia.

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 occupiers include 28-50 Wine Workshop & Kitchen, Reiss and Barclays Bank to name but a few.

Nearby Stations

Oxford Circus	2 min
Bond Street	9 min
Tottenham Court Road	11 min
Goodge Street	12 min
Piccadilly Circus	13 min
Great Portland Street	13 min
Regent's Park	16 min
Warren Street	18 min





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Key *Features*

-  Visible from Oxford Street
-  Air Conditioning
-  Street Entrance
-  Open Plan & Partitioned Offices
-  Double Height Ceiling
-  Security Grills
-  Kitchen Area
-  Additional Mezzanine Area
-  WC's and Showers
-  Return Window Frontage
-  Alarmed
-  Two Internal Staircases
-  Feature Lighting

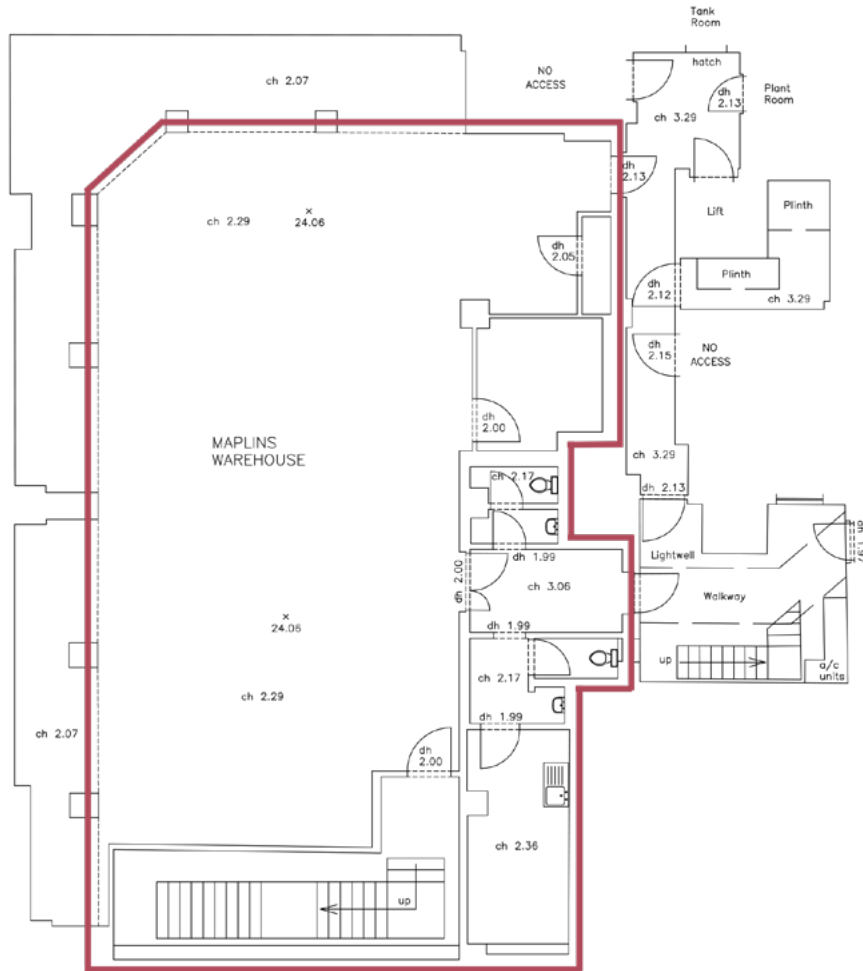
Floor	Sq ft	m ²
Mezzanine	970	90.12
Ground Floor	2,020	187.66
Basement	2,120	196.95
Total	5,110	474.73

 **EPC Rating: C**

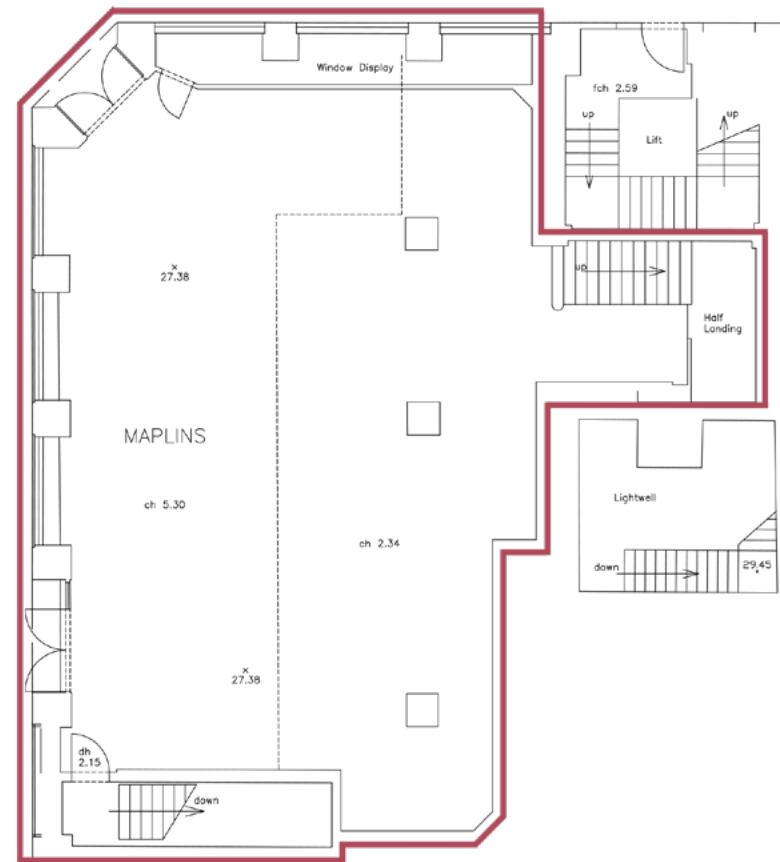


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Floorplans



Basement



Ground Floor | Mezzanine



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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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Meet the *Locals*

Drinks

The Oxford Market
Rum Runner
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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