



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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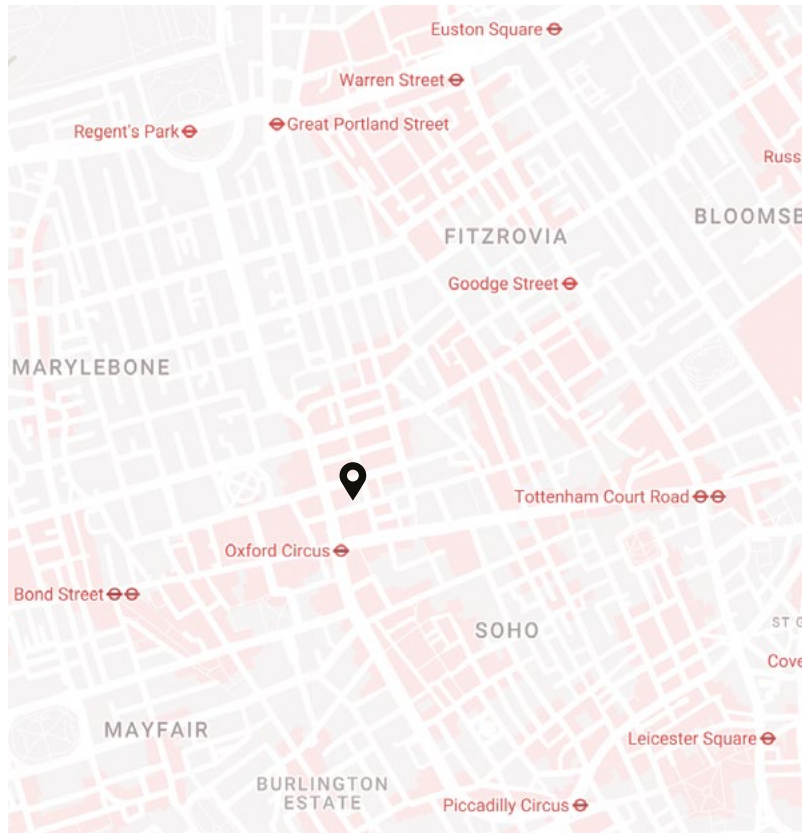


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## Location

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





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# Accomodation *Schedule*

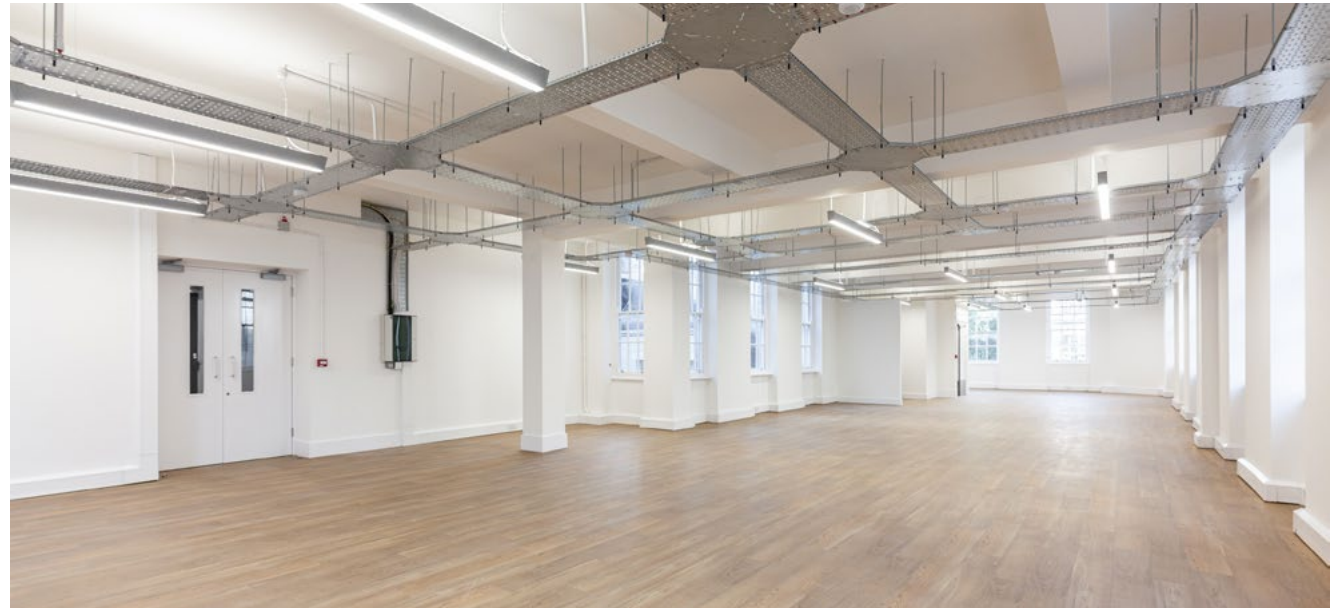
	Sq ft	m <sup>2</sup>	Rent psf	EPC	Availability Status
Sixth (East)	1, 070	99.40	£ 59.50	D	Completed
Fifth (West)	1, 310	121.98	£ 68.00	T.B.C.	Undergoing refurbishment
Third (East)	2, 130	197.88	£ 68.00	C	Completed
Second (West)	1, 760	163.51	£ 68.00	C	Undergoing refurbishment
Second (East)	2, 020	187.66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



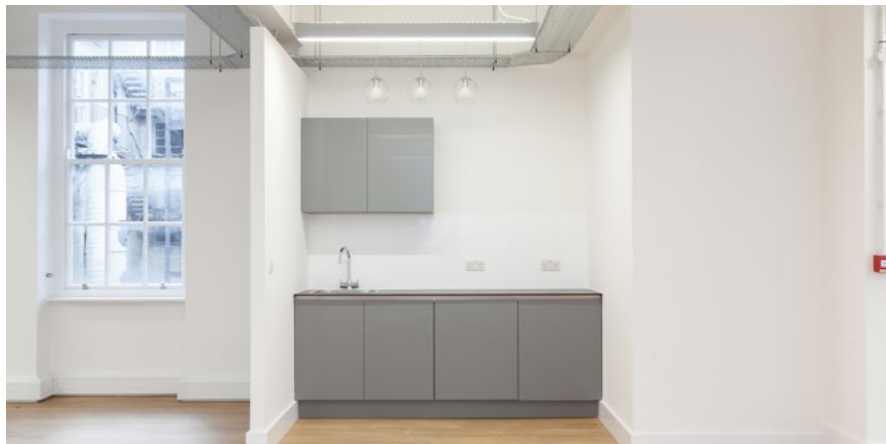
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# Key Features

-  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

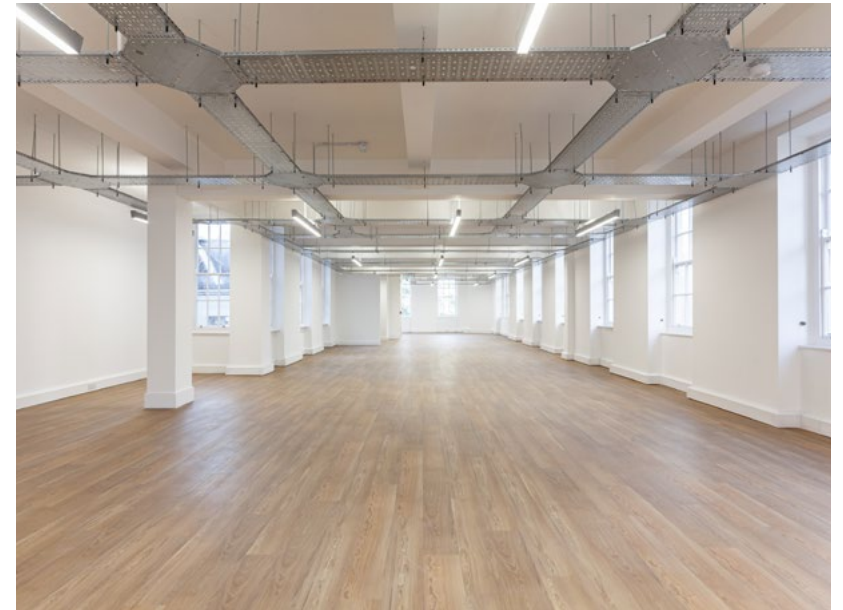


TYPICAL REFRUBISHED FLOOR





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PORTLAND HOUSE

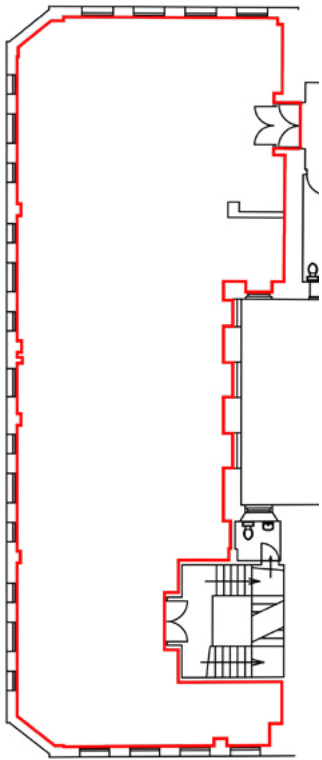
TYPICAL REFURBISHED FLOOR



THE LANGHAM ESTATE

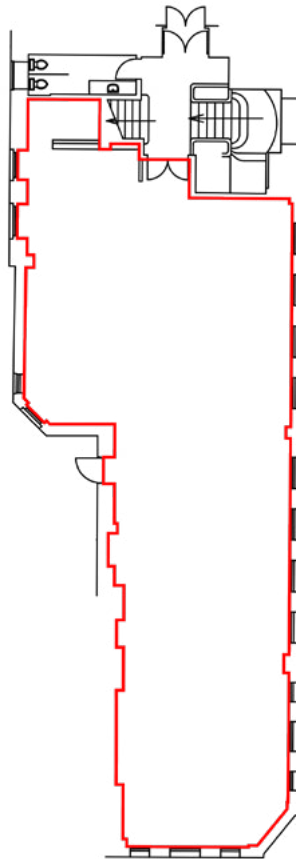
# Floorplans

*First Floor (East)*



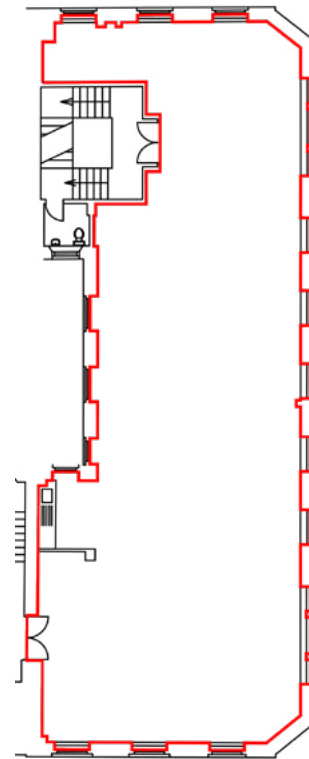
**1, 960 sq ft**  
**183.09 m<sup>2</sup>**

*First Floor (West)*



**1, 710 sq ft**  
**158.86 m<sup>2</sup>**

*Second Floor (East)*



**2, 020 sq ft**  
**187.66 m<sup>2</sup>**

*Second Floor (West)*



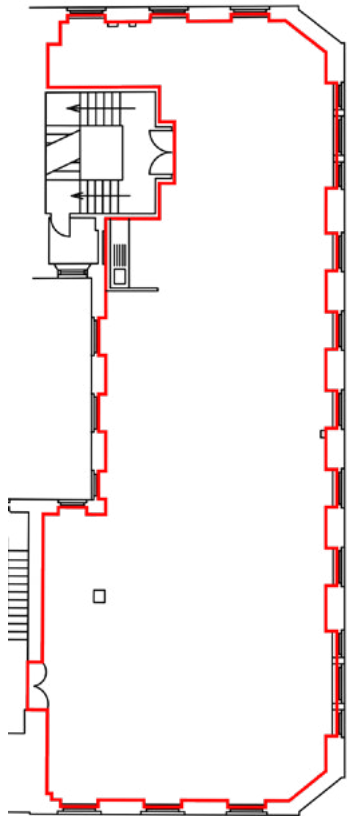
**1, 760 sq ft**  
**163.51 m<sup>2</sup>**



THE LANGHAM ESTATE

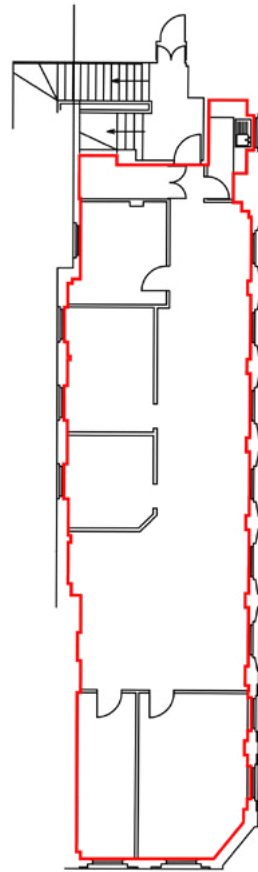
# Floorplans

**Third Floor (East)**



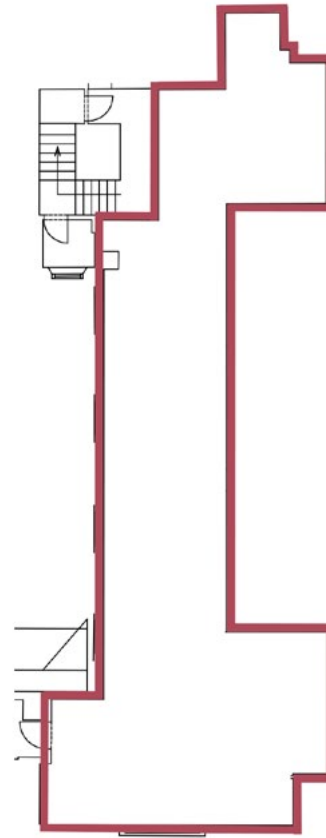
**2, 130 sq ft**  
**197.88 m<sup>2</sup>**

**Fifth Floor (West)**



**1, 310 sq ft**  
**121.98 m<sup>2</sup>**

**Sixth Floor (East)**



**1, 070 sq ft**  
**99.40 m<sup>2</sup>**





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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.



PORTLAND HOUSE / 4 GREAT PORTLAND STREET

MULTIPLE FLOORS





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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*



### MALCOLM COHEN

malcolm.cohen@langhamestate.com

020 7907 4983

07768 156 577



### DANIEL YERSHON

daniel.yershon@langhamestate.com

020 7907 4986

07731 985 129

020 7580 5656 | [www.langhamestate.com](http://www.langhamestate.com) |   

**The Langham Estate**  
Langham Estate Management Ltd, London House  
9A Margaret Street, London W1W 8RJ