



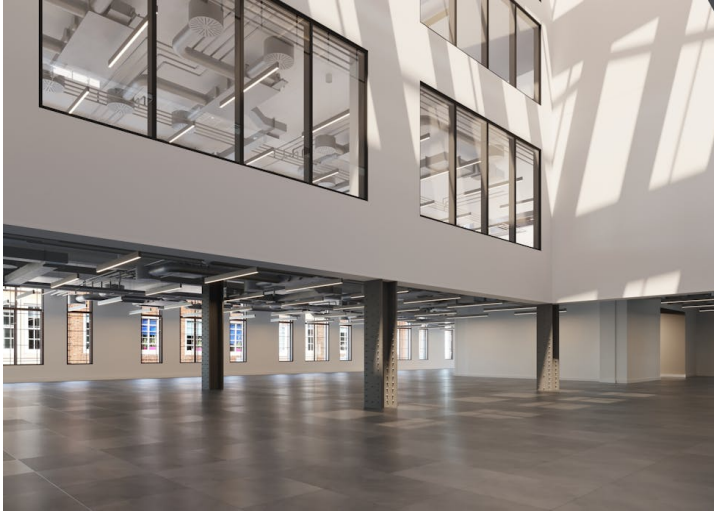
45,000 sq ft self-
contained landmark
building arriving Q4 2024

- Comprehensively refurbished
- Heritage features
- High ESG credentials
- High quality showers
- Cycle racks and lockers
- Roof terrace (proposed)

1 Great Portland Street

London, W1W 8PZ

**AVISON
YOUNG**



Summary

| | |
|-----------------------|--|
| Available Size | 30,000 to 41,883 sq ft / 2,787.09 to 3,891.06 sq m |
| Business Rates | To be assessed |
| Service Charge | Upon application |
| EPC | Upon Enquiry |

Property Highlights

Due to be delivered to Cat A in Q4 2024, One Great Portland Street will be a comprehensively refurbished Grade A landmark office building, located moments from Oxford Circus.

It will provide occupiers with an high quality self-contained headquarters building, with a dramatic atrium providing an abundance of natural light, historic architectural features, and excellent branding opportunities. The building is being designed to high ESG credentials together with outstanding end-of-trip facilities and expansive roof terrace (subject to planning and consents).

A total of 46,500 sq ft of comprehensively refurbished Grade A office accommodation will be accessed via a dedicated reception on Great Portland Street. In addition there will be an additional entrance on Oxford Street, subject to planning and consents. The space will be arranged across Ground – 4th & 4th mezzanine floors and benefit from superb floor-to-ceiling heights, excellent natural light and a dramatic atrium extending from the 2nd floor upwards.

Location

Located moments from Oxford Circus, the junction of Fitzrovia, Soho, Marylebone and Mayfair.

Accommodation

The accommodation comprises the following areas, subject to measurement on completion of the refurbishment:

| Name | sq ft | sq m | Availability |
|--------------------|---------------|-----------------|--------------|
| Mezzanine | 2,476 | 230.03 | Under Offer |
| 4th | 5,543 | 514.96 | Under Offer |
| 3rd | 5,942 | 552.03 | Under Offer |
| 2nd | 13,283 | 1,234.03 | Under Offer |
| 1st | 12,895 | 1,197.98 | Under Offer |
| Ground - Reception | 1,744 | 162.02 | Under Offer |
| Total | 41,883 | 3,891.05 | |



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Amenities specifications

– Fitout Concept: CAT A