

# The Langham Estate



CAT A+

Portland House,  
4 Great Portland  
Street



THIRD FLOOR EAST  
2,130 SQ FT | 197.88 SQ M  
NEWLY REFURBISHED  
OFFICE TO LET

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



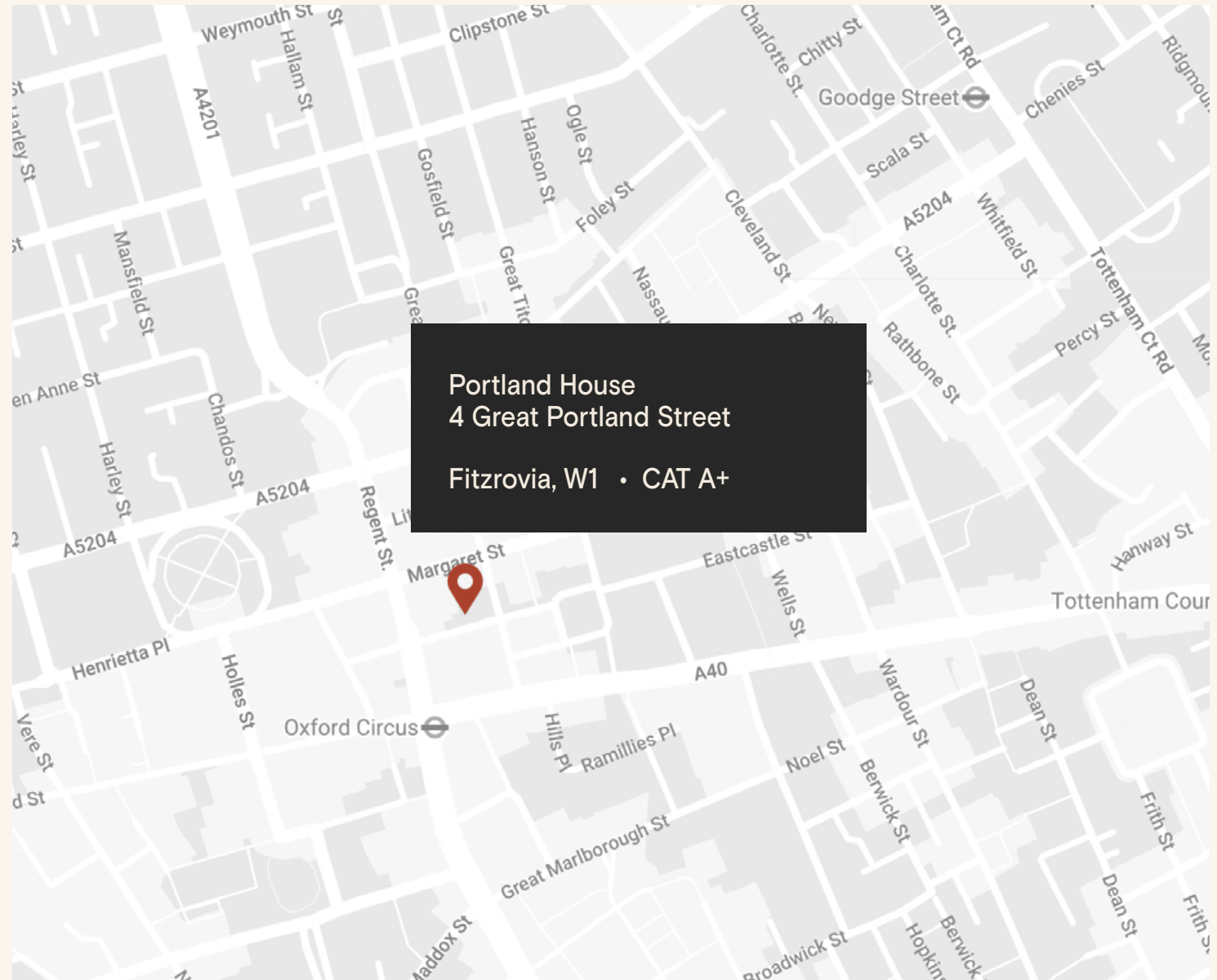
## *The Location*

Portland House sits in the heart of Fitzrovia, tucked away from the hustle and bustle of nearby Oxford Street and Regent Street. It is located on the east side of Great Portland Street close to its junction with Oxford Street, with its entrance via Market Place.

The area has excellent transport links including 8 underground tube lines spread across 8 stations, with Oxford Circus Station being just a 3-minute walk away, while Tottenham Court Road Station, featuring the Elizabeth Line, is also in close proximity.

## *Connectivity*

Oxford Circus	3 min walk
Bond Street	8 min walk
Tottenham Court Road	11 min walk
Goodge Street	12 min walk
Great Portland Street	14 min walk
Regent's Park	17 min walk
Warren Street	18 min walk
Euston Square	21 min walk



Portland House, 4 Great Portland Street | Third Floor East



2,130 sq ft  
of CAT A+ office space  
at the very centre of  
Fitzrovia.







## Portland House, 4 Great Portland Street | Third Floor East



Once a fashion showroom, today Portland House hosts a dynamic mix of retail and office-based companies. The building comprises a collection of attractive open plan units, which have been recently refurbished to a Cat A and Cat A+ specification including air-conditioning and 100% Landlord renewable electricity.

Additionally, our meticulously designed furniture packages offer the perfect fusion of style and functionality, allowing you to tailor your workspace to suit your unique business needs.

The packages have been crafted to enhance versatility and productivity whilst the open-plan floor design provides a high-quality work environment fostering collaboration and innovation, including breakout areas, fixed workspaces, a dedicated waiting and welcome area as well as collaborative & brainstorming zones.







## Features

- CAT A+
- Open Plan with 3 Meeting Rooms
- 24 Hour Access
- LED Lighting
- Passenger Lift
- Daikin VRV System
- Own Kitchenette
- Perimeter Trunking
- Excellent Natural Light
- Wood Flooring
- Sash Windows

### Floor Area

2,130 SQ FT / 197.88 SQ M

### Rent

On application

### 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

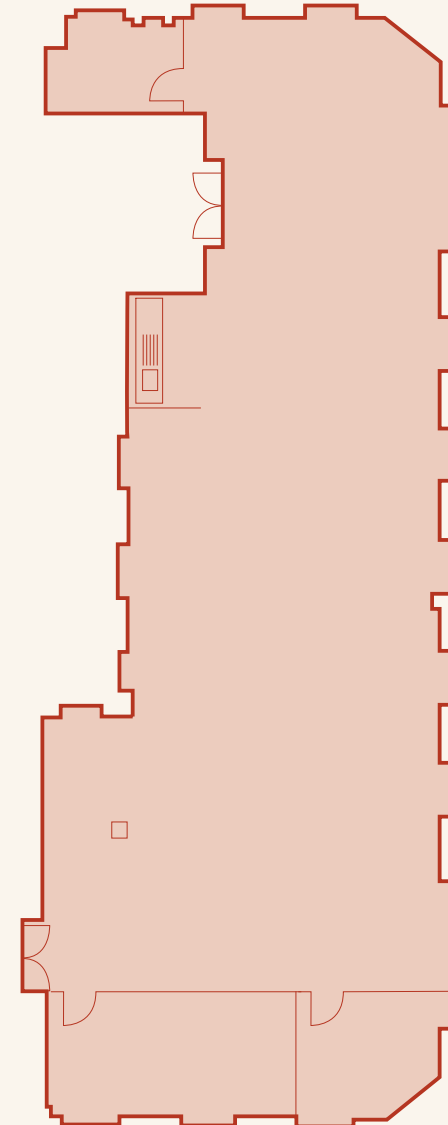
Each party to be responsible for their own legal costs

### Furniture

Furniture packages available on negotiation

### V.A.T.

Pricing exclusive of V.A.T.





# Schedule Of Areas



Floor	Use	EPC	Sq Ft	Sq M	Availability
06 East	Office	D	1,070	99.40	Available
06 West	Office	D	1,140	105.90	Let
05 East	Office	B	1,840	170.94	Let
05 West	Office	T.B.C.	1,310	121.70	Available
04 East	Office	D	1,980	183.95	Let
04 West	Office	D	1,540	143.07	Let
03 East	Office	B	2,130	197.88	Available
03 West	Office	B	1,670	155.15	Let
02 East	Office	B	2,020	187.66	Available
02 West	Office	B	1,760	163.51	Available
01 East	Office	B	1,960	182.09	Let
01 West	Office	B	1,710	158.86	Under Offer
<b>Total</b>			<b>20,130</b>	<b>1,870.11</b>	



# Sustainability



Zero waste to landfill  
in the building



EPC Rating



LED lighting



We aim to reach NET ZERO  
emissions by 2040 from our  
operations



100% Landlord  
Renewable Electricity



Waste management initiative



We are Signatories of WCC  
Sustainable City Charter.

# The Langham Estate

langhamestate.com

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