

# The Langham Estate



6-10 Great Portland  
Street

**GROUND FLOOR & BASEMENT**  
**5,350 SQ FT | 497.03 SQ M**  
CLASS E OPPORTUNITY WITH EXTENSIVE  
RETURN WINDOW FRONTAGE

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





## The Location

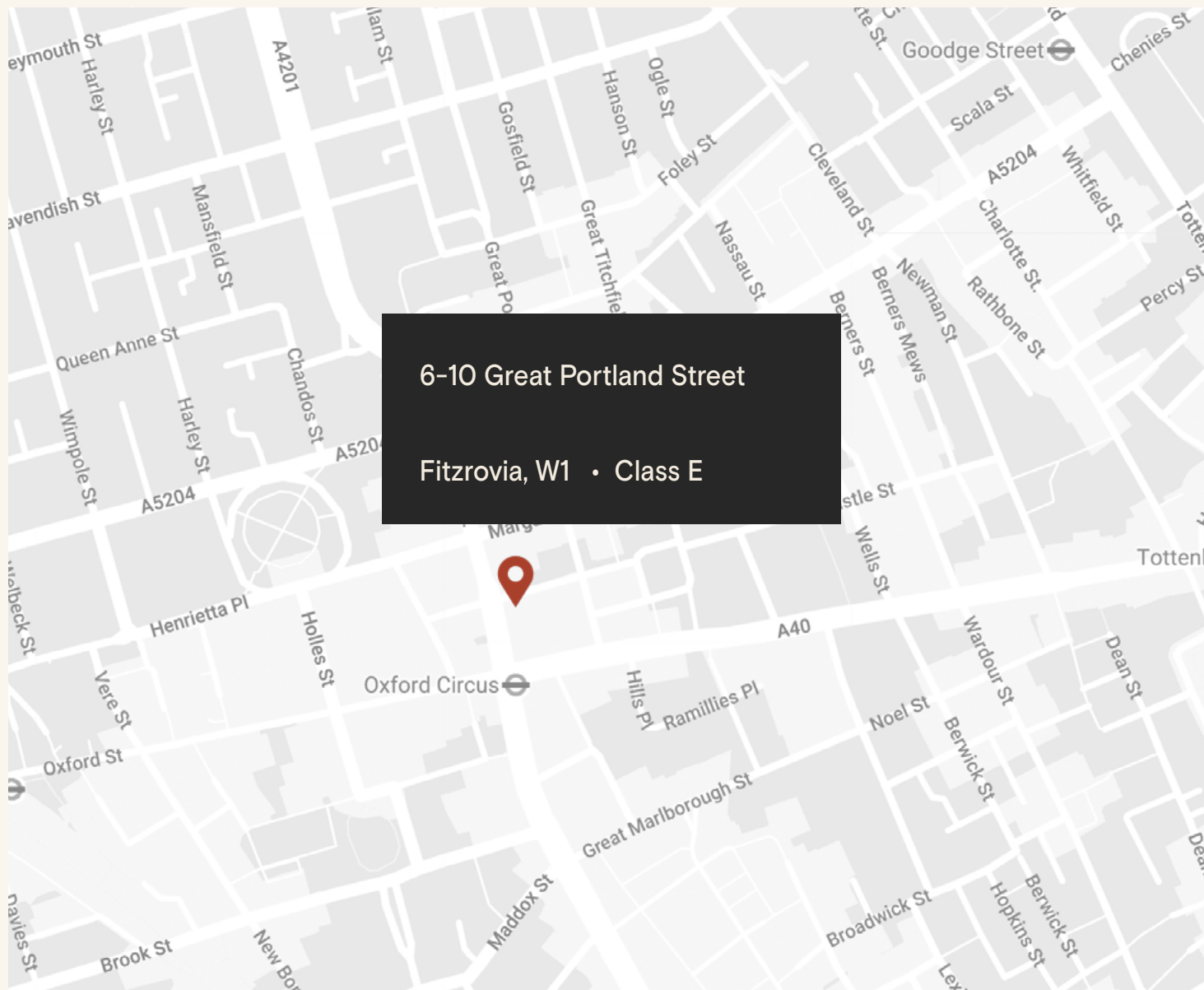
The building sits in the heart of Fitzrovia, tucked away from the hustle and bustle of nearby Oxford Street and Regent Street. It is located on the east side of Great Portland Street close to its junction with Oxford Street.

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.

Nearby occupiers include 28-50 Wine Workshop & Kitchen, All Saints, Carmel, Honest Burgers, Ole & Steen, Reiss and Barclays Bank to name but a few.

## Connectivity

Oxford Circus	2 min walk
Bond Street	9 min walk
Tottenham Court Road	11 min walk
Goodge Street	12 min walk
Great Portland Street	13 min walk
Regent's Park	16 min walk
Warren Street	18 min walk
Euston Square	20 min walk





## Features

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

## Details

### 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

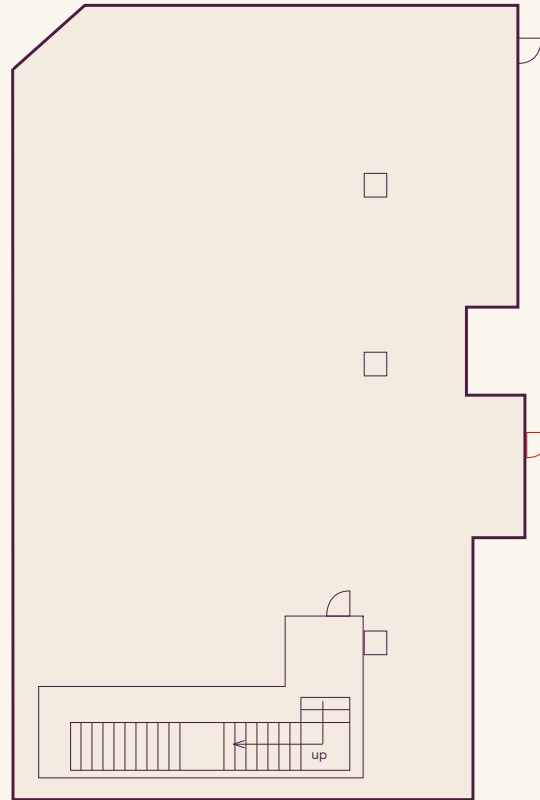
Immediate upon completion of legal formalities.

### Legal Costs

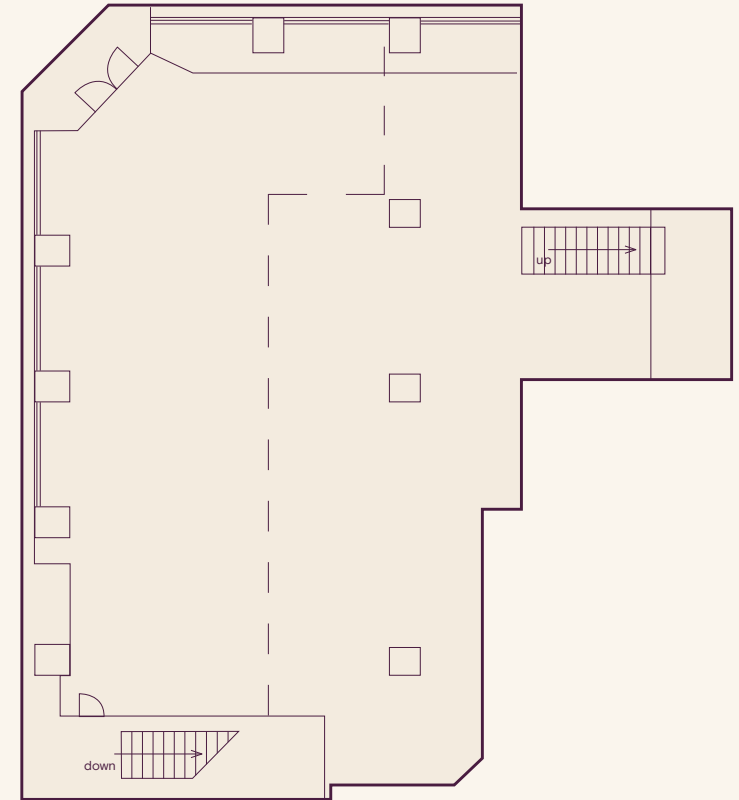
Each party to be responsible for their own legal costs

### V.A.T.

Pricing exclusive of V.A.T.



Basement



Ground Floor | Mezzanine

### Floor Area

Mezzanine	1,010 SQ FT / 93.83 SQ M
Ground Floor	2,120 SQ FT / 196.95 SQ M
Basement	2,220 SQ FT / 206.24 SQ M



# 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.

FQ

Life *in* Fitzrovia Quarter



## *Food & Drink*



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.



*Shopping & Lifestyle*



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.







# The Langham Estate

langhamestate.com

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