

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
020 7580 5656





6-10 Great Portland Street Ground floor & basement | Class E

The Location

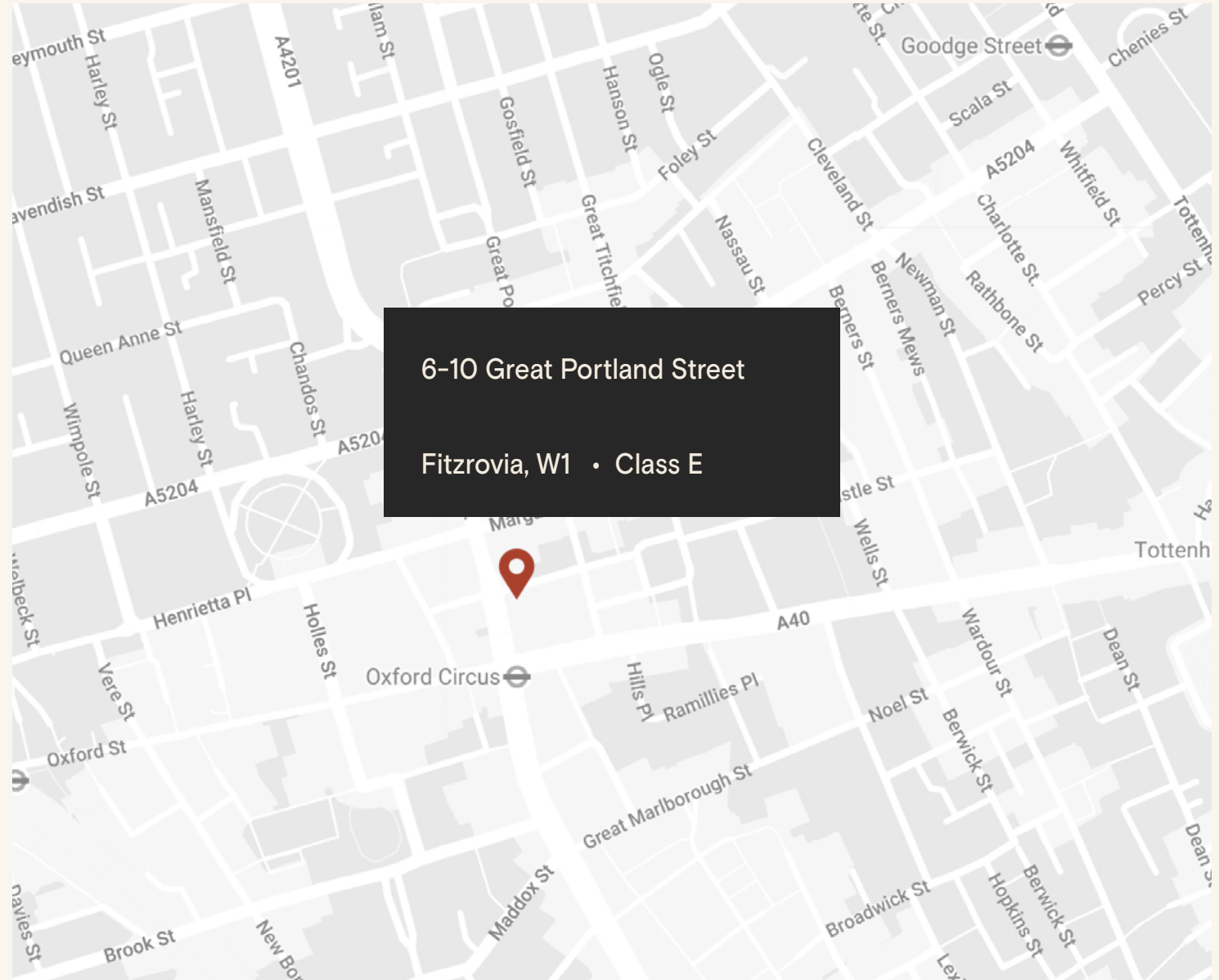
The building sits in the heart of Fitzrovia, tucked away from the hustle and bustle of nearby Oxford Street and Regent Street. It is located on the east side of Great Portland Street close to its junction with Oxford Street.

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

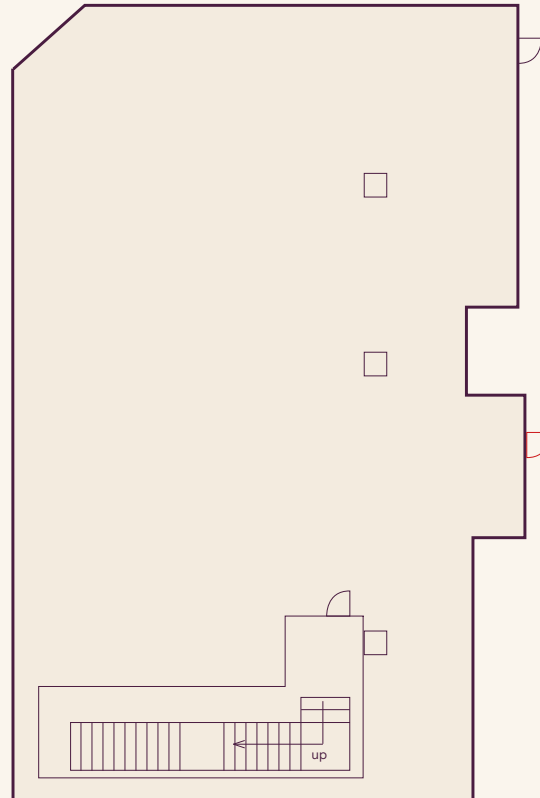
Immediate upon completion of legal formalities.

Legal Costs

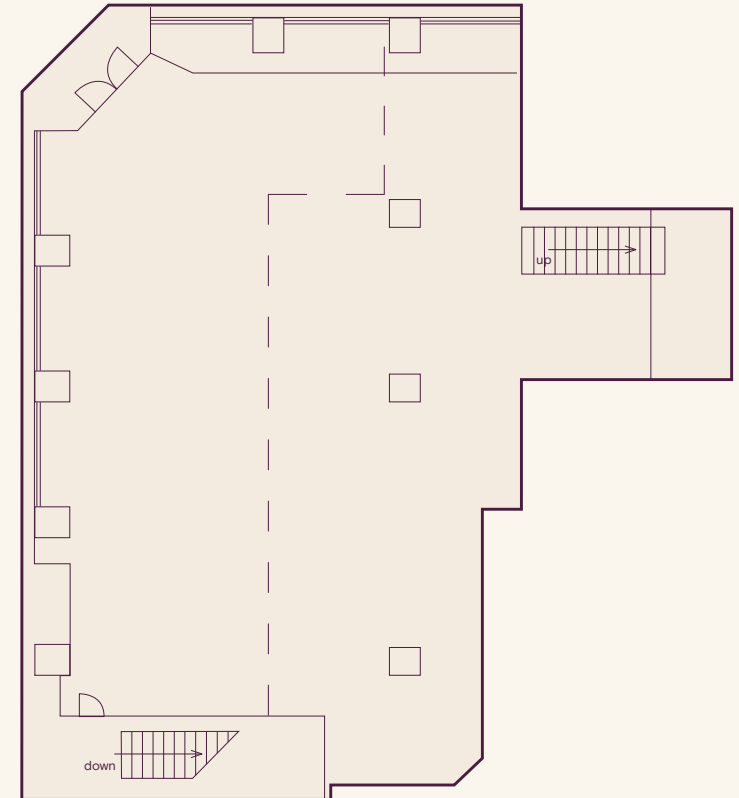
Each party to be responsible for their own legal costs

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.



Food & Drinks

- The Oxford Market
- Rhum Tavern
- The Social
- Chinawhite
- The Cocktail Club
- The Great Thai
- 28-50 Wine Workshop
- Chishuru
- Honest Burgers
- Yalla Yalla
- Wahaca
- Vapiano
- Burger & Lobster
- The Salad Project
- Pahl Hill
- K-POP
- Tenmaru
- Kiss The Hippo
- Carmel
- Ole & Steen
- GT Corner
- Kaffeine

Beauty & Wellbeing

- FS8
- F45
- Rowbots
- Shadi Salon

- Piedi-de-Poule
- Reviv
- Beauty Club London
- CliniCity
- the a.b.c. smile
- Cavendish Clinic
- Yuki Clinic
- Wumman
- Beautify LDN

Culture & Lifestyle

- Ab-Anbar Gallery
- Gillian Jason Gallery
- Des Bains
- Pi Artworks
- Apollo Galleries
- Arlettie
- Minotti London
- Dune London
- Margaret Howell
- Timberland
- Dr. Martens
- Reiss
- Sports Direct
- Hawes & Curtis
- KEF



The Langham Estate

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For further information call

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