

# The Langham Estate

LE

Fully  
Fitted

19-21 Great  
Portland Street



THIRD FLOOR  
2,710 SQ FT | 251.76 SQ M  
SELF CONTAINED A/C  
OFFICE SUITE TO LET

langhamestate.com  
020 7580 5656



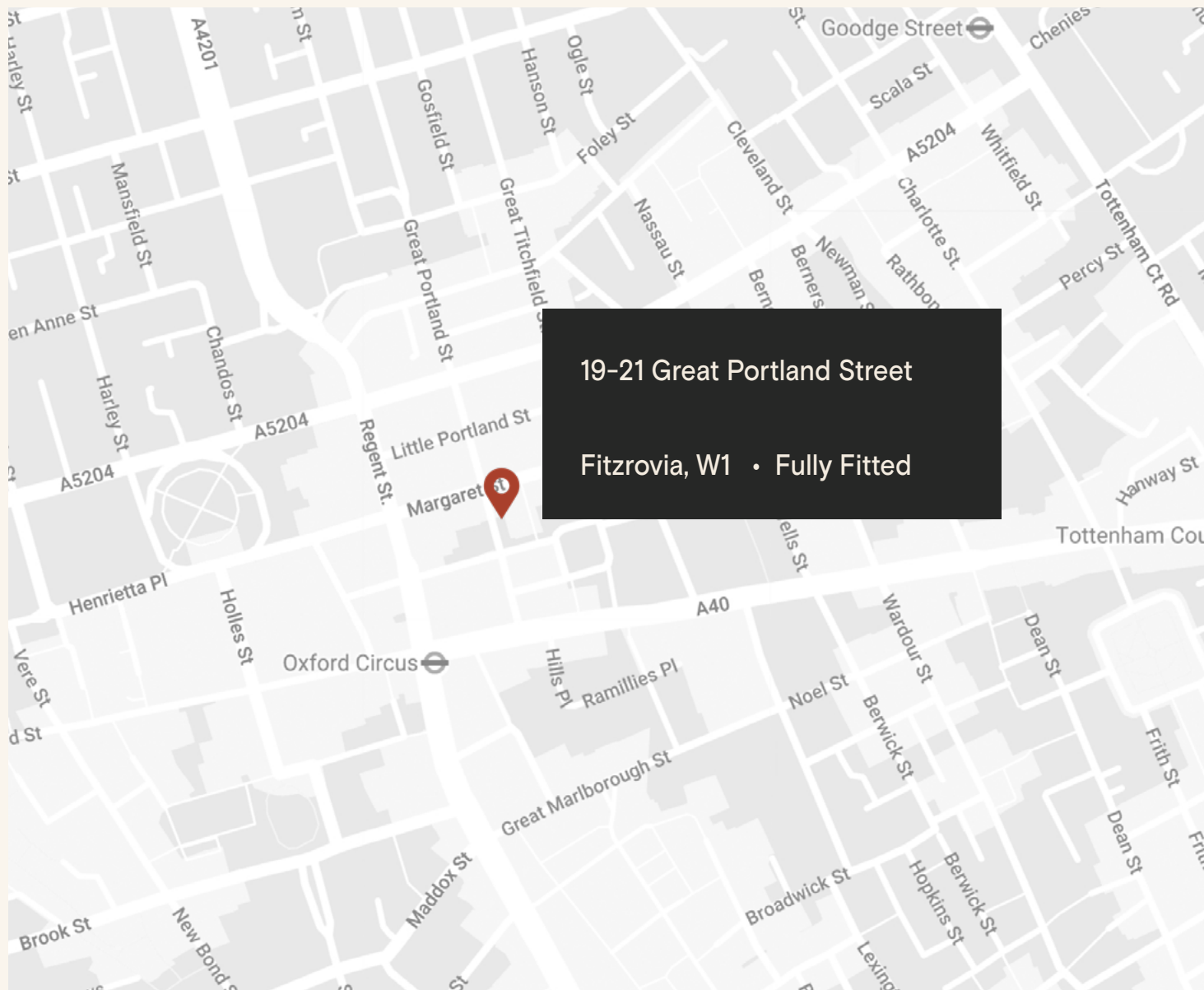
## The Location

This heritage building sits in the heart of vibrant Fitzrovia, located on the west side of Great Portland Street, between Great Castle Street and Margaret Street, moments away from Oxford Street & Regent 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.

## Connectivity

Oxford Circus	3 min walk
Bond Street	9 min walk
Tottenham Court Road	11 min walk
Goodge Street	11 min walk
Great Portland Street	12 min walk
Regent's Park	15 min walk
Warren Street	17 min walk
Euston Square	20 min walk



19-21 Great Portland Street | Third Floor



2,710 sq ft  
of fully fitted  
office space at the  
very centre of Fitzrovia.







## 19-21 Great Portland Street | Third Floor



Having evolved from a private home to a coach-making workshop, the property was subsequently rebuilt behind its existing facade and occupied as car showroom and lately as a fashion showroom before its current transformation as a dining hotspot.

Today, its light-filled fully fitted offering combines an open plan floor with separate meeting rooms and offices. Businesses that need a space to accommodate both collective collaboration and private focus can unlock the next chapter of their growth in this dynamic property.

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 dynamism and productivity whilst the open-plan floor design provides a high-quality work environment fostering collaboration and innovation.

The lay out includes breakout areas, fixed workspaces, a dedicated waiting and welcome area as well as collaborative / brainstorming zones.



## Features

- Fully Fitted Office
- Open Plan
- 24 Hour Access
- Meeting Rooms
- Boardroom
- Perimeter Trunking
- Private Offices
- Air Conditioning
- Good Natural Light
- Entry Phone
- Breakout Area
- Good Ceiling Height
- BT Broadband
- Own Kitchenette
- White Goods
- Central Heating
- Passenger Lift
- Own WC's

## Details

### Floor Area

2,710 SQ FT / 251.76 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

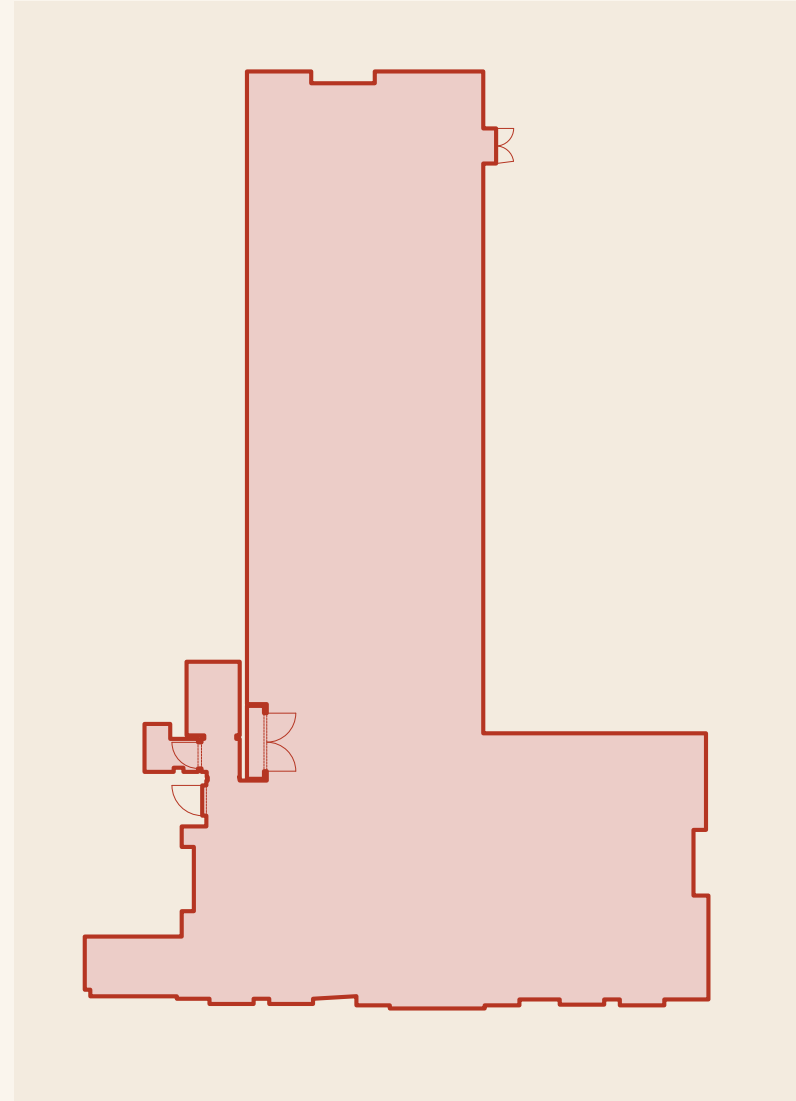
Each party to be responsible for their own legal costs

### Furniture

Furniture packages available on negotiation

### V.A.T.

Pricing exclusive of V.A.T.



# Schedule Of Areas



Floor	Use	Sq Ft	Sq M	Availability
Fourth	Office	1,200	111.48	Let
Third	Office	2,710	251.76	Available
Second	Office	2,830	262.91	Available
<b>Total</b>		<b>6,740</b>	<b>626.15</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

For further information call

# 020 7580 5656



**Malcolm Cohen**

malcolm.cohen@langhamestate.com

020 7907 4983

07768 156 577

**Daniel Yershon**

daniel.yershon@langhamestate.com

020 7907 4986

07731 985 129

Any property is offered subject to contract, availability, and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to the accuracy. The Lessors or Langham Estate Management Limited, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. Floorplans are for illustrative purposes only and may not accurately reflect the property's current internal layout.