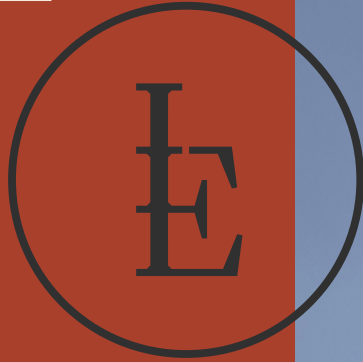


The Langham Estate



Portland House, 4 Great Portland Street

SIXTH FLOOR EAST
1,070 SQ FT | 99.40 SQ M
NEWLY REFURBISHED
OFFICE TO LET

Langhamestate.com
020 7580 5656





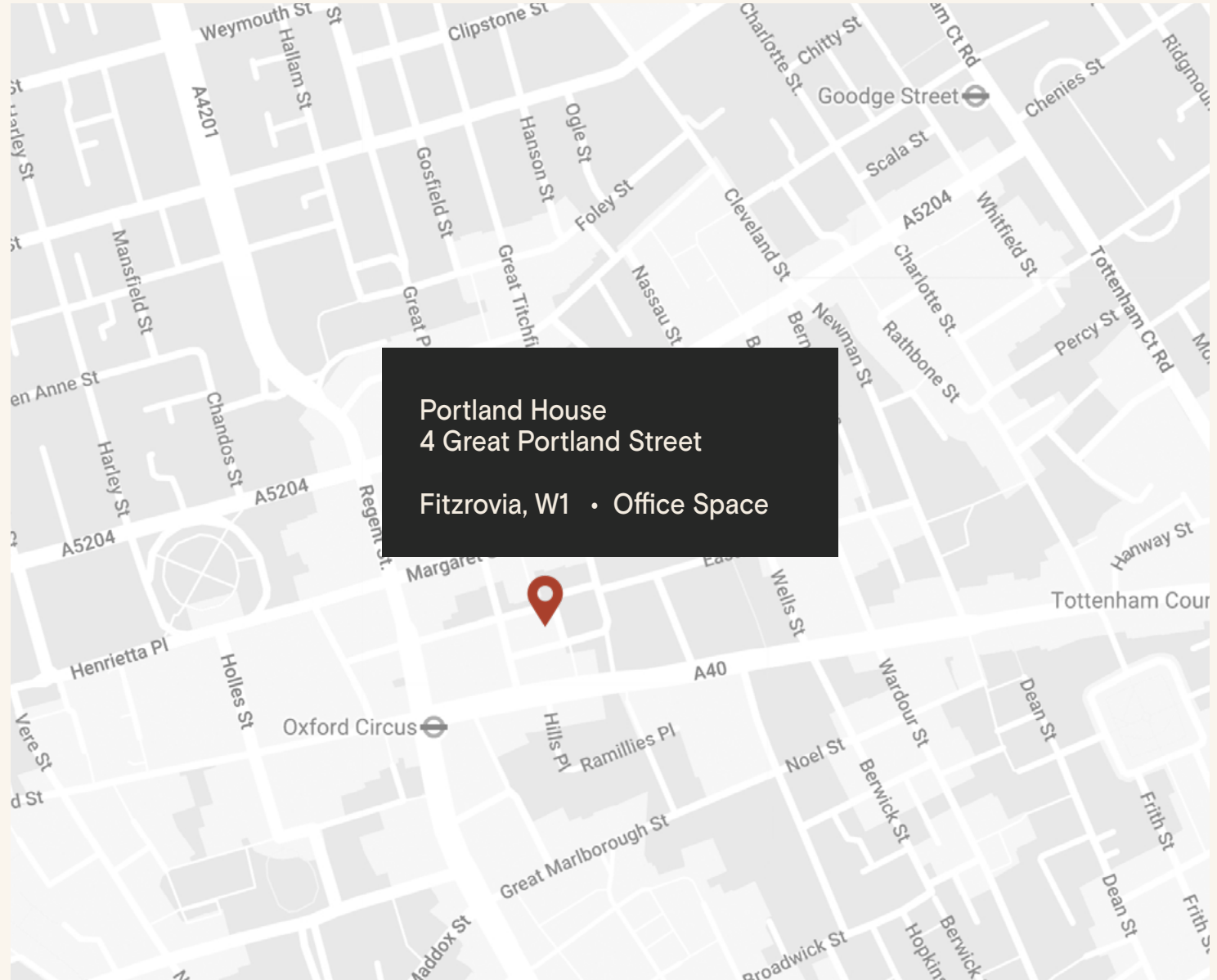
The Location

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 | Sixth Floor East



1,070 sq ft
newly refurbished office
space at the very centre
of Fitzrovia





Portland House, 4 Great Portland Street



Show Office Suite on the 3rd Floor

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. Glimpse into the proposed layout and furniture choice for your workspace. You can personalise your selected office floor's furniture by choosing the final finishes to align with your brand identity*.

*Subject to availability.









Features

- Open Plan Areas
- Excellent Natural Light
- Air Conditioning
- Wood Flooring
- Passenger Lift
- 24 Hour Access
- Sash Windows
- Entry Phone
- Perimeter Trunking

Details

Floor Area

1,070 SQ FT / 99.40 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

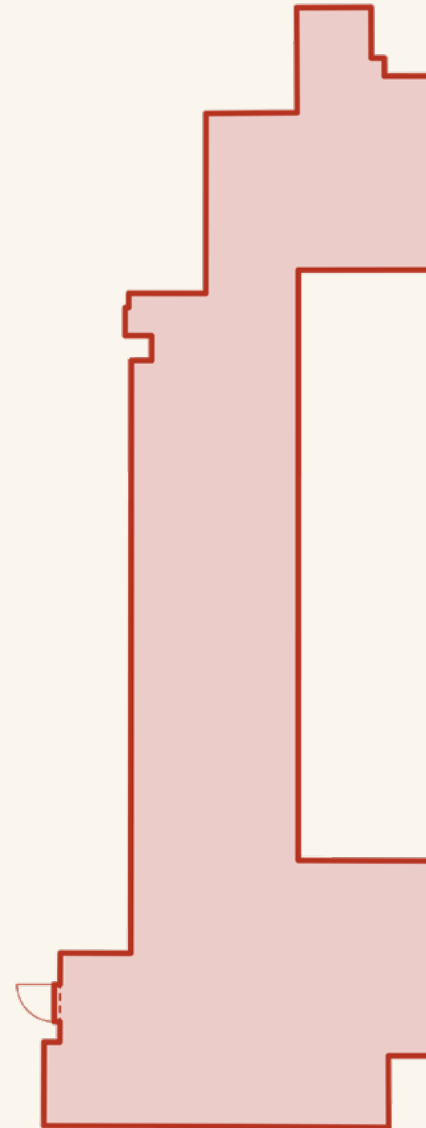
Each party to be responsible for their own legal costs

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
O6 East	Office	D	1,070	99.40	Available
O6 West	Office	D	1,140	105.90	Let
O5 East	Office	B	1,840	170.94	Let
O5 West	Office	T.B.C.	1,310	121.70	Available
O4 East	Office	D	1,980	183.95	Let
O4 West	Office	D	1,540	143.07	Let
O3 East	Office	B	2,130	197.88	Available
O3 West	Office	B	1,670	155.15	Let
O2 East	Office	B	2,020	187.66	Available
O2 West	Office	B	1,760	163.51	Available
O1 East	Office	B	1,960	182.09	Let
O1 West	Office	B	1,710	158.86	Under Offer
Total			20,130	1,870.11	



Sustainability



Zero waste to landfill
in the building



EPC Rating



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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