

# The Langham Estate



CAT A

Portland House,  
4 Great Portland  
Street



SECOND FLOOR EAST  
2,020 SQ FT | 187.66 SQ M  
NEWLY REFURBISHED  
OFFICE TO LET



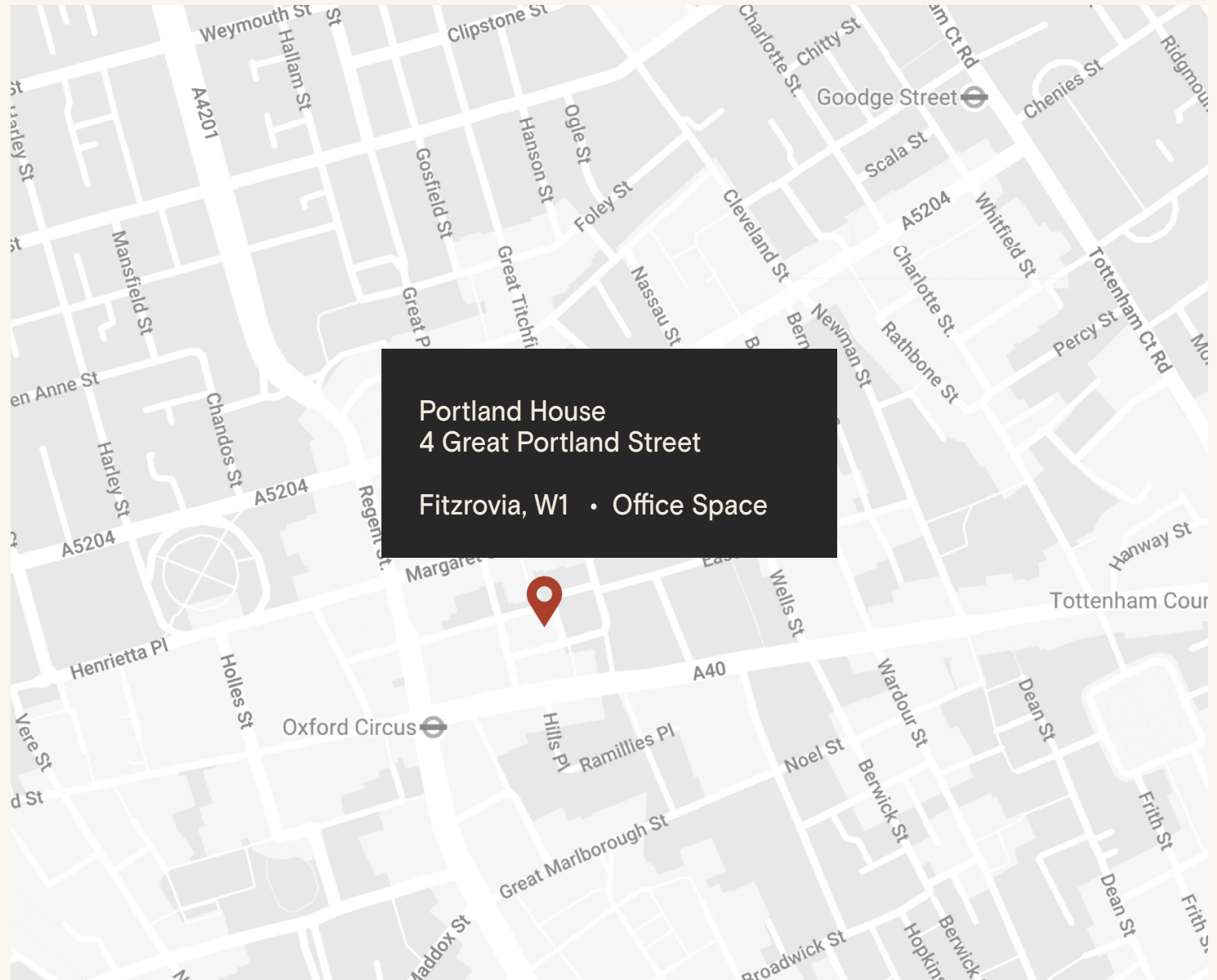
## The Location

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 | Second Floor East



2,020 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

- CAT A
- Open Plan
- Daikin VRV System
- Excellent Natural Light
- Wood Flooring
- Passenger Lift
- 24 Hour Access
- Own Kitchenette
- Sash Windows
- Entry Phone
- Perimeter Trunking
- LED Lighting

## Details

### Floor Area

2,020 SQ FT / 187.66 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

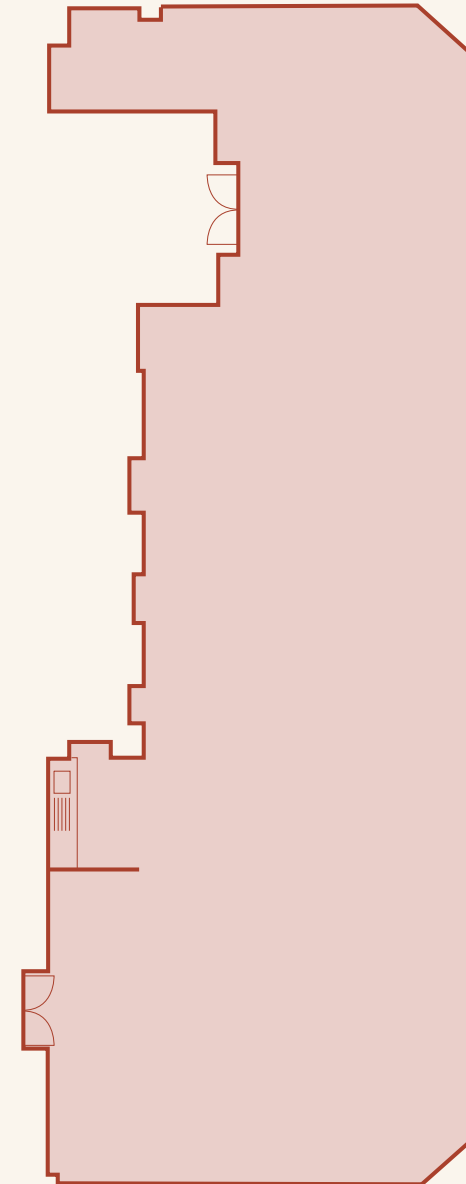
Each party to be responsible for their own legal costs

### 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
<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



Portland House, 4 Great Portland Street | Second Floor East





# The Langham Estate

langhamestate.com

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