

The Langham Estate



32-36 Great
Portland Street

FIRST FLOOR
2,300 SQ FT | 213.68 SQ M
OFFICE SUITE
TO LET

langhamestate.com
020 7580 5656





The Location

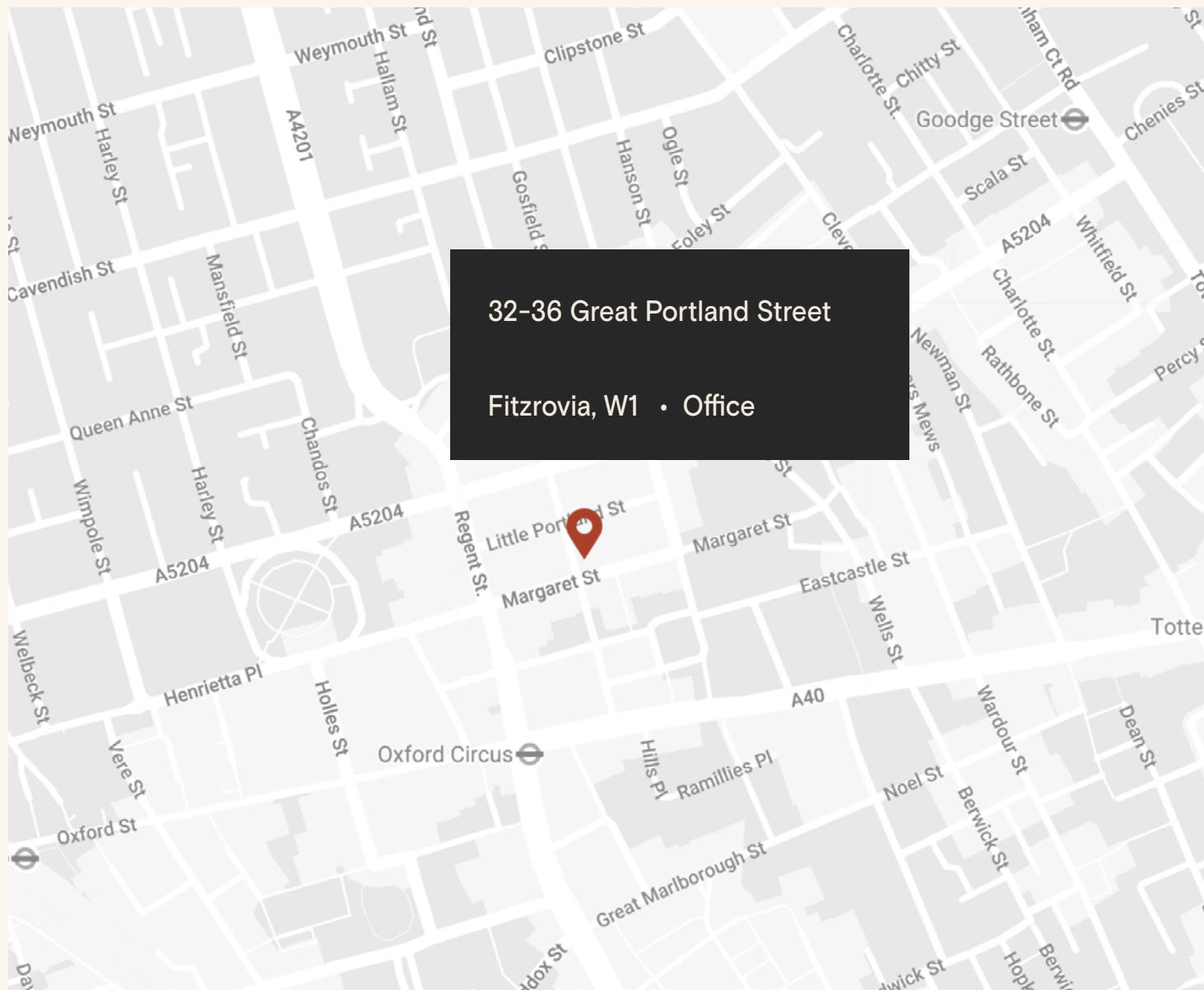
The architecturally charming Great Portland Street – once at the heart of London’s motor trade – buzzes with a multitude of thriving businesses. At one end of the road lies the luscious greenery of Regent’s Park and at the other the vibrant energy of Oxford Street. As both a busy thoroughfare and a local shopping hub in its own right, this bustling road attracts an abundant footfall.

The building, once home to Thomas Elsey, a prominent Victorian ironmonger is located on Great Portland Street, a few steps away from Oxford Street, in the heart of vibrant Fitzrovia.

The property is moments away from the international retail thoroughfare of Oxford Street & Regent Street and a short walk away from Regent’s Park. The area has excellent transport links including 8 underground tube lines spread across 8 stations, as well as the Elizabeth Line.

Connectivity

Oxford Circus	4 min walk
Bond Street	10 min walk
Tottenham Court Road	11 min walk
Goodge Street	11 min walk
Great Portland Street	11 min walk
Regent’s Park	14 min walk
Warren Street	16 min walk
Euston Square	19 min walk



32-36 Great Portland Street | 1st Floor



2,300 sq ft
office space at the
very centre of Fitzrovia.

Features

- Attractive Entrance Hall
- Undergoing Refurbishment
- Open Plan
- Passenger Lift
- Excellent Natural Light
- 24 Hour Access
- Entry Phone
- Good Ceiling Height

Details

Floor Area

2,300 SQ FT / 213.68 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

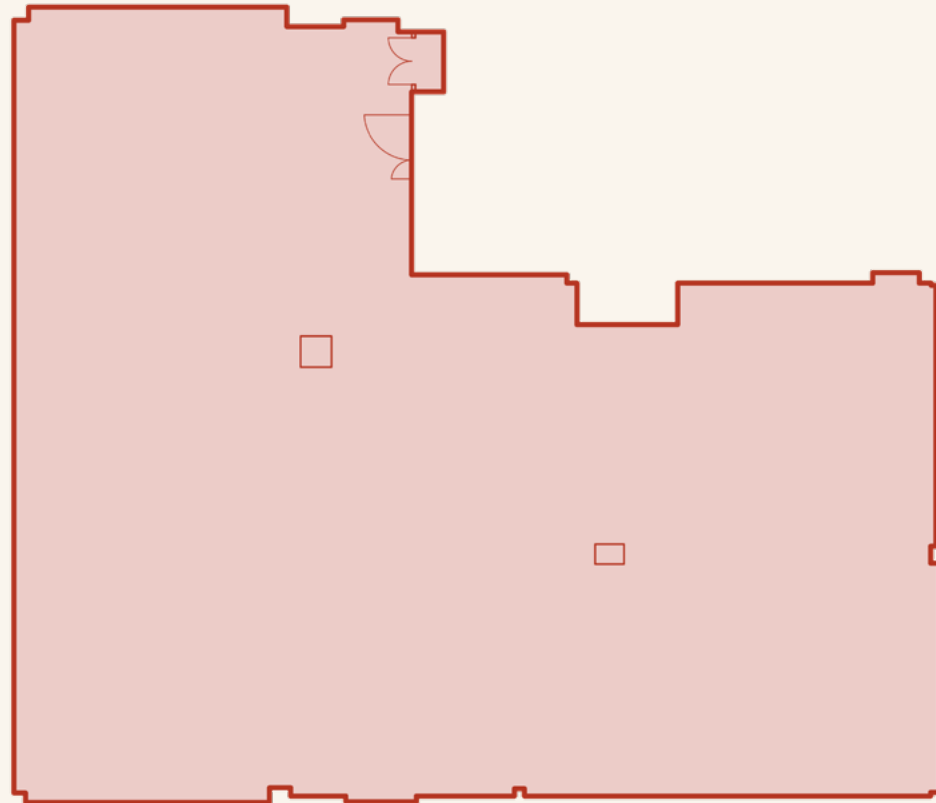
Each party to be responsible for their own legal costs

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
Fifth	Office	1,540	143.07	Available
Fourth	Office	1,640	152.36	Let
Third	Office	1,650	153.28	Available
Second	Office	1,640	152.36	Let
First	Office	2,300	213.68	Available
Total		8,770	814.75	





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.

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For further information call

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