



To Let

Comprehensively refurbished Grade A landmark HQ office building, located moments away from Oxford Circus and Fitzrovia, ready for Q4 2024.

- Excellent HQ address
- Main office reception on Great Portland Street
- Secondary entrance on Oxford Street if required
- BREEAM Excellent
- Wired Score Platinum
- Expansive roof terrace with direct lift access
- Exceptional quality end of journey facilities including a cycle repair station, heated lockers and integrated hairdryers
- Unique heritage features throughout

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1 Great Portland Street

London, W1W 8PZ

5,543 to 41,833 sq ft

514.96 to 3,886.41 sq m

Reference: #183391



1 Great Portland Street

London, W1W 8PZ



Summary

| | |
|----------------|---|
| Available Size | 5,543 to 41,833 sq ft / 514.96 to 3,886.41 sq m |
| Rent | Rent on application |
| EPC | Upon enquiry |

Description

Due to be delivered to Brand New Cat A for Q4 2024, One Great Portland Street will provide a comprehensively refurbished Grade A landmark office building, located moments from Oxford Circus and Fitzrovia.

It will provide occupiers with an high quality self-contained headquarters building, with a dramatic atrium from 2nd to 4th floor providing an abundance of natural light, historic architectural features, and excellent branding opportunities.

The building is being designed to high ESG credentials together with outstanding end-of-trip facilities and an expansive roof terrace (planning granted).

The comprehensively refurbished Grade A office accommodation will be accessed via a dedicated reception on Great Portland Street. In addition there will be an additional heritage entrance off Oxford Street.

The space will be arranged across Ground – 4th & 4th mezzanine floors and benefit from superb floor-to-ceiling heights, excellent natural light and a dramatic atrium extending from the 2nd floor upwards.

Location

Located moments from Oxford Circus, the junction of Fitzrovia, Soho, Marylebone and Mayfair.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|---------------------------|---------------|-----------------|--------------|
| Mezzanine - 4th Mezzanine | 2,476 | 230.03 | Under Offer |
| 4th | 5,543 | 514.96 | Under Offer |
| 3rd | 5,942 | 552.03 | Under Offer |
| 2nd | 13,283 | 1,234.03 | Under Offer |
| 1st | 12,895 | 1,197.98 | Under Offer |
| Ground - Reception | 1,744 | 162.02 | Under Offer |
| Total | 41,883 | 3,891.05 | |

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