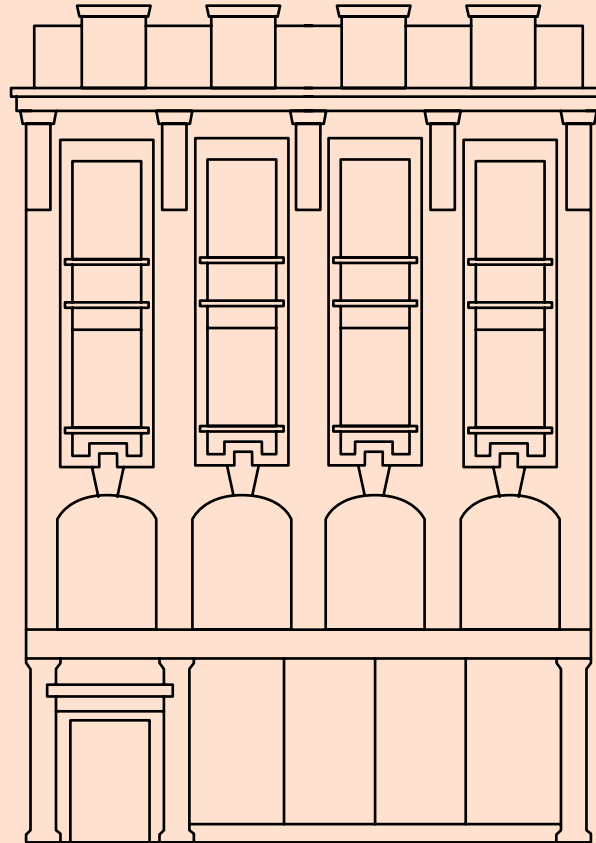
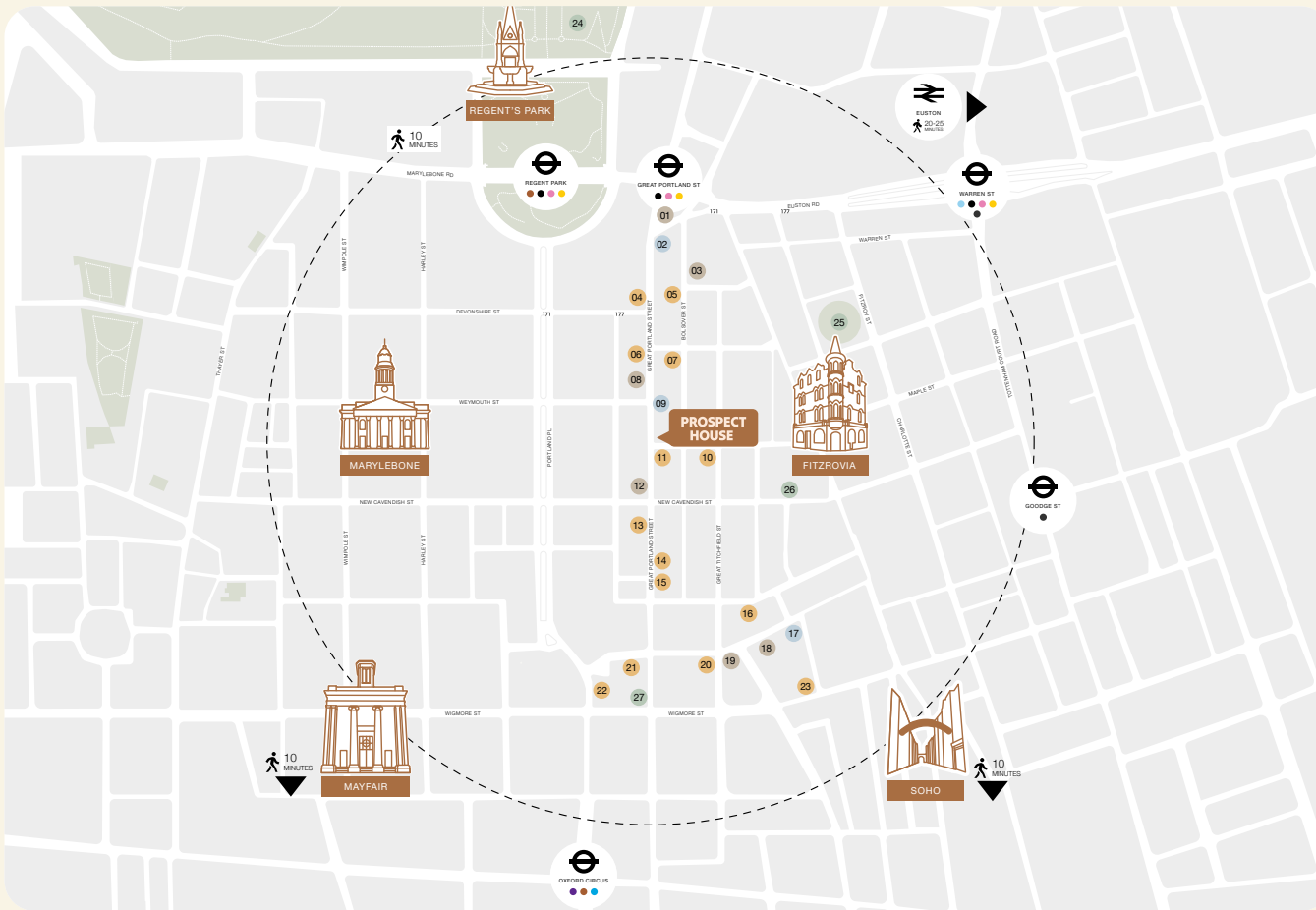


# PROSPECT HOUSE



148-150 GREAT PORTLAND STREET,  
LONDON, W1W 8QJ

PART OF *fitzrovia*Co



- |   |  |
|---|--|
| 01 Black Sheep Coffee                       | 16 Meraki Greek Restaurant & Bar Fitzrovia |
| 02 The Albany                               | 17 The Green Man                           |
| 03 Peyton and Byrne Bakeries                | 18 Scandinavian Kitchen                    |
| 04 Ibérica Marylebone (PART OF FITZROVIAQO) | 19 Kaffeine Coffee                         |
| 05 Honey & Smoke Grill House                | 20 Riding House Fitzrovia                  |
| 06 Kibele Restaurant (PART OF FITZROVIAQO)  | 21 Madera at Treehouse London              |
| 07 Dermatino                                | 22 The Wigmore                             |
| 08 Starbucks (PART OF FITZROVIAQO)          | 23 Mortimer House Kitchen                  |
| 09 Sixes Social Cricket                     | 24 Regent's Park                           |
| 10 Caravan Fitzrovia Restaurant             | 25 Fitzroy Square Garden                   |
| 11 Clipstone                                | 26 Rumble                                  |
| 12 GAIL's Bakery Great Portland Street      | 27 Psyche Oxford Circus                    |
| 13 Portland (PART OF FITZROVIAQO)           |  |
| 14 Sushi Atelier                            |  |
| 15 Kibako London                            |  |

- PUB / BAR
- COFFEESHOP
- PARK / GYM
- RESTAURANT

**DISCOVER WORLD-CLASS AMENITIES RIGHT AT YOUR DOORSTEP IN FITZROVIA.**

# Welcome to Great Portland Street

Discover the thriving business community on Great Portland Street, situated in the heart of Fitzrovia, a prestigious neighborhood. This central location provides easy access to Soho, Mayfair, and Marylebone, making it perfect for professionals. With world-class amenities close by and excellent transport links via Euston Station and the Underground, everything you need is conveniently within reach. Plus, enjoy the calm of Regent's Park, just a short walk away. Join the vibrant community and establish your business in one of London's most sought-after areas.



# Timeless Architecture, Contemporary Workspaces

SPACE AVAILABLE

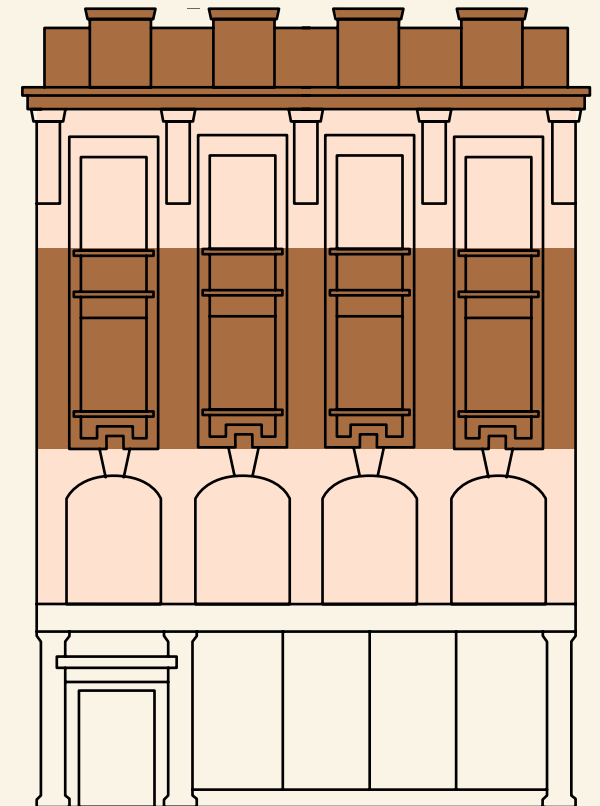


**4TH FLOOR**  
821 sq ft | 10 Desks

**3RD FLOOR**  
887 sq ft | 10 Desks

**2ND FLOOR**  
892 sq ft | 10 Desks

**1ST FLOOR**  
868 sq ft | 10 Desks



Fully Fitted Office Suites



Communal Roof Terrace



Own Front Door



Great Connectivity



Sustainability Focus



Original Architectural Features



4 Available Space



Prospect House

# First Floor

### SUITE SPECIFICATION

NIA 79 sqm / 868 sq ft

EPC  
\*Targeted



### WORKSTATIONS

10 Fixed Work Stations



### AMENITY

Modern WCs  
High Speed WiFi



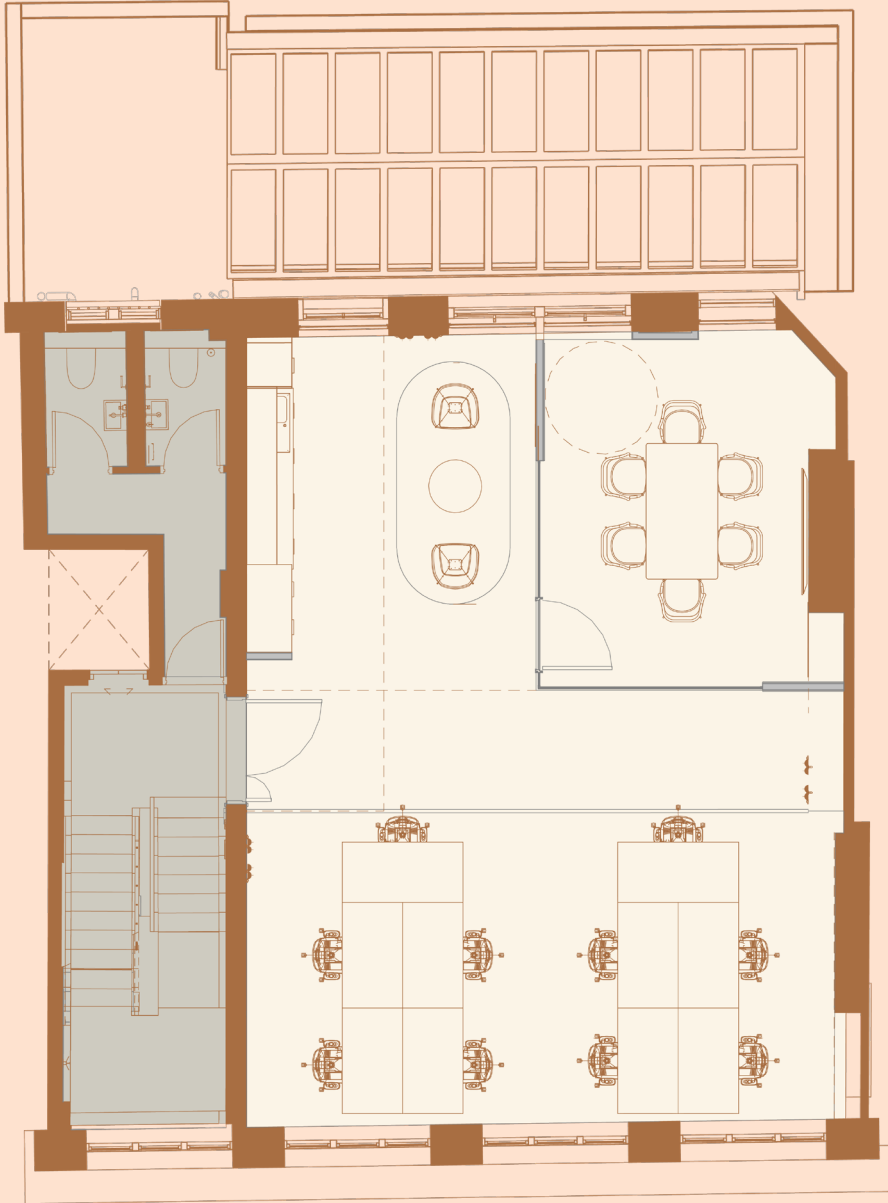
### MEETING SPACE

1 x 6-Person Meeting



### BREAKOUT

Small Reception  
Kitchenette



# Second Floor

### SUITE SPECIFICATION

NIA 81 sqm / 892 sq ft



### WORKSTATIONS

10 Fixed Work Stations



### AMENITY

Modern WCs  
High Speed WiFi



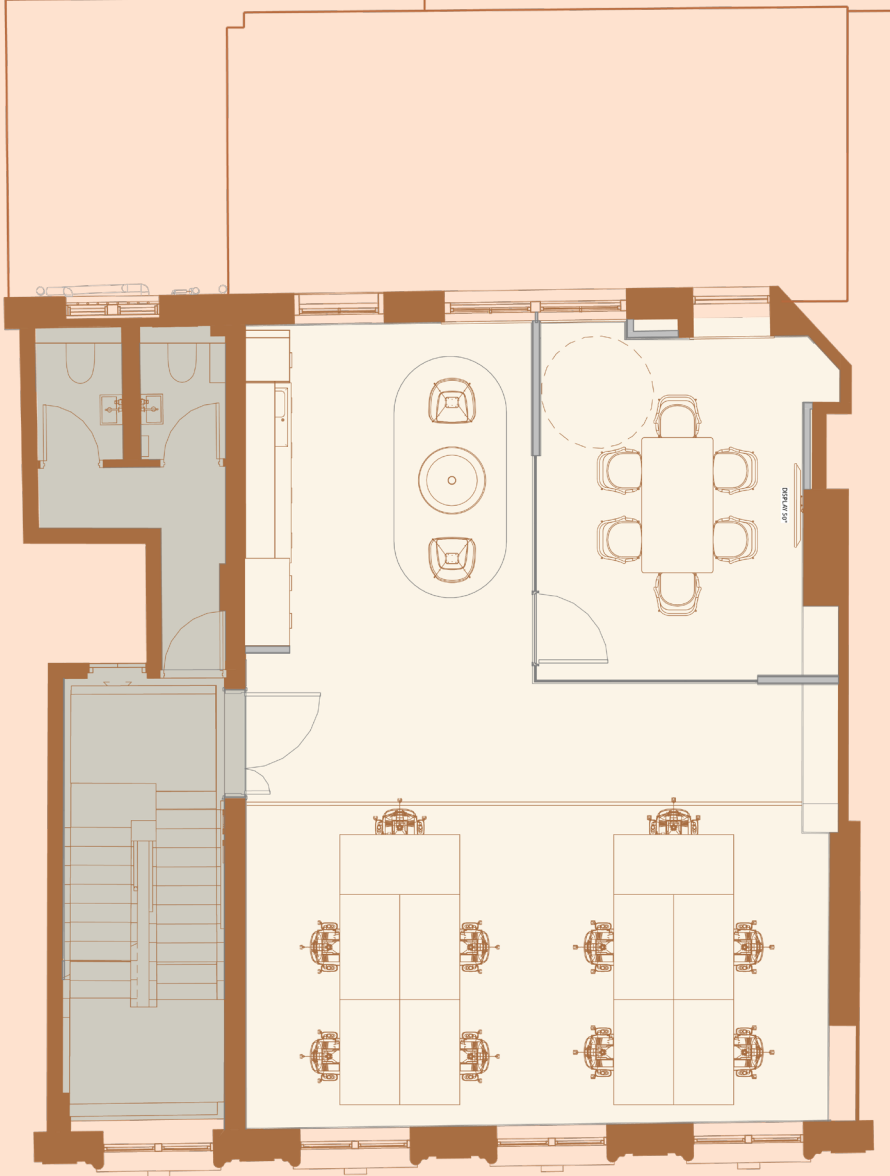
### MEETING SPACE

1 x 6-Person Meeting



### BREAKOUT

Small Reception  
Kitchenette



# Third Floor

### SUITE SPECIFICATION

NIA 81 sqm / 887 sq ft



### WORKSTATIONS

10 Fixed Work Stations



### AMENITY

Modern WCs  
High Speed WiFi



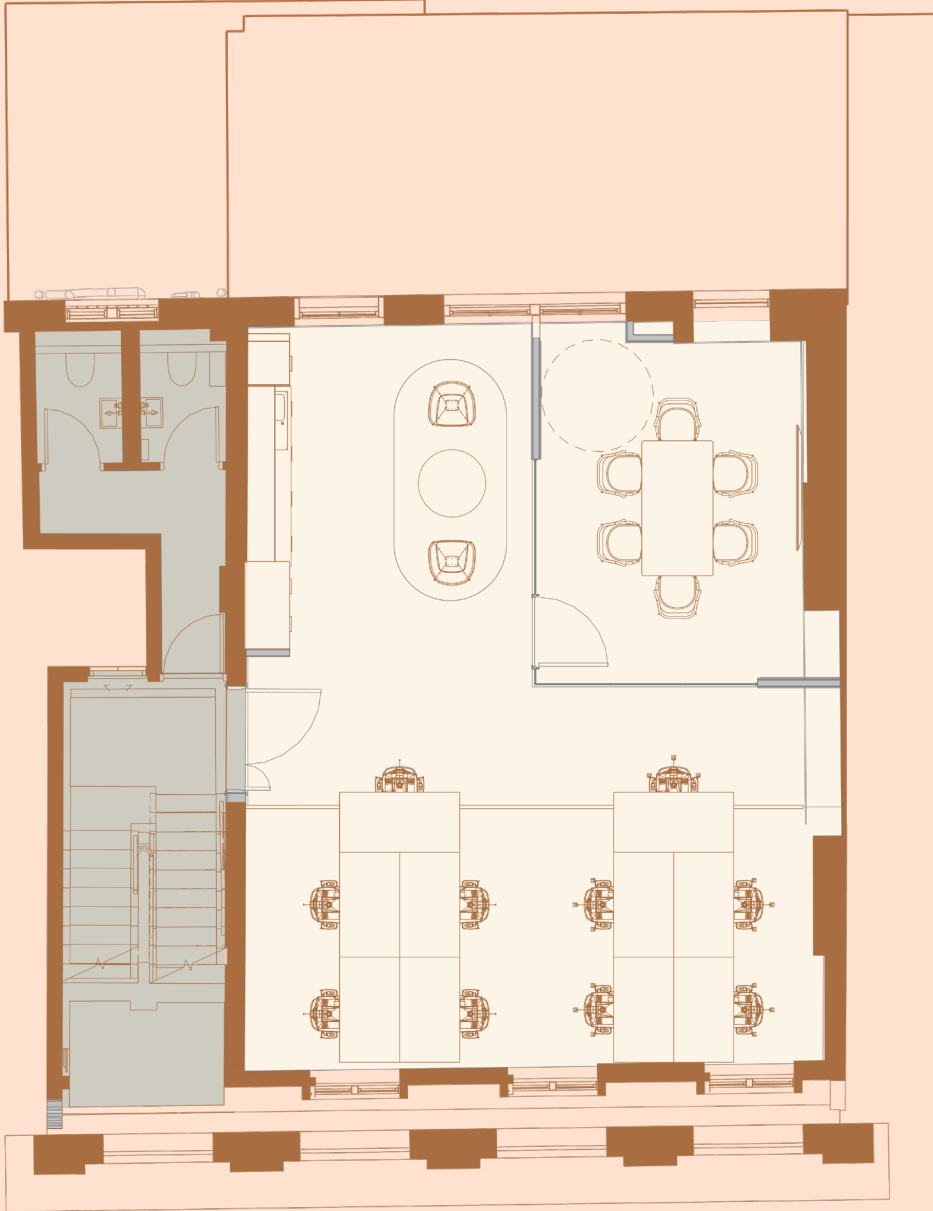
### MEETING SPACE

1 x 6-Person Meeting



### BREAKOUT

Small Reception  
Kitchenette



# Fourth Floor

### SUITE SPECIFICATION

NIA 74 sqm / 821 sq ft

EPC  
\*Targeted



### WORKSTATIONS

10 Fixed Work Stations



### AMENITY

Modern WCs  
High Speed WiFi



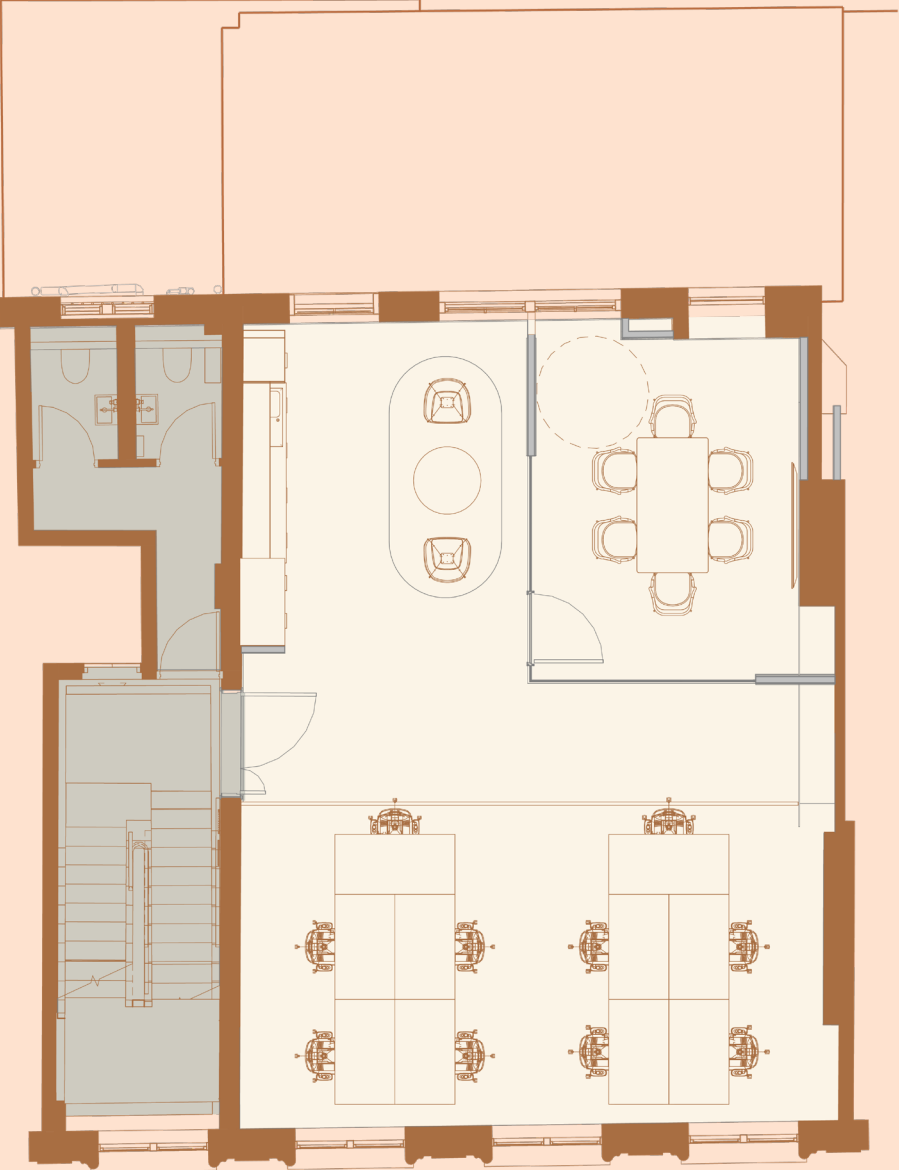
### MEETING SPACE

1 x 6-Person Meeting



### BREAKOUT

Small Reception  
Kitchenette



RENT  
POA

TOTAL OUTGOINGS  
POA

RATES  
POA

FIBRE  
FULLY CONNECTED  
PLUG AND PLAY

SERVICE CHARGE  
POA

EPC  
TARGET B+

# PROSPECT HOUSE

Colliers

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