

NORTH SIDE

12

LITTLE
PORTLAND STREET
LONDON W1

5,052 sq ft of managed office space by

THE CROWN
 ESTATE



REGENT STREET W1

314

ROWEN STATE

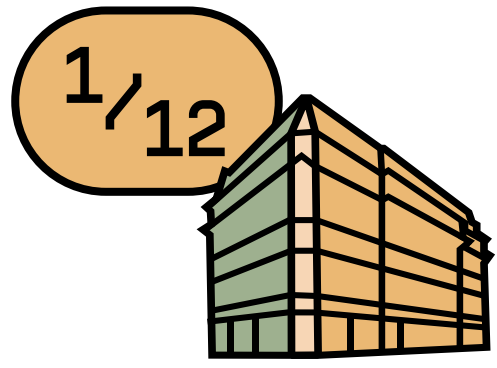
PORTLAND ST

LITTLE PORTLAND STREET

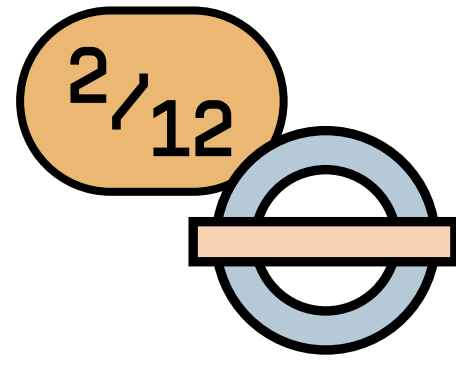
REGENT STREET

30-36

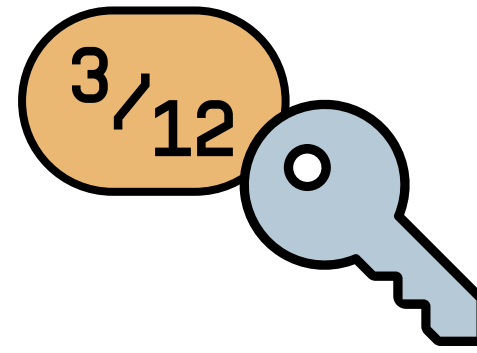
30-35



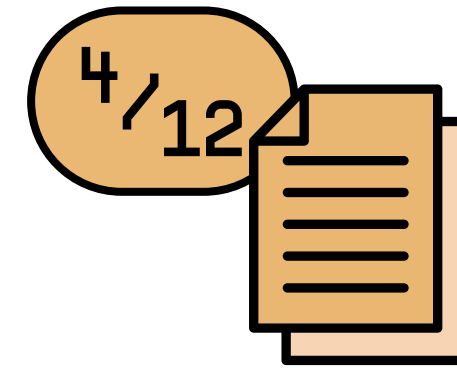
12 Little Portland Street, W1



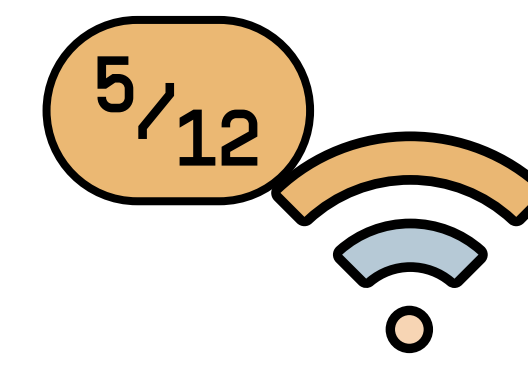
Connectivity
all around



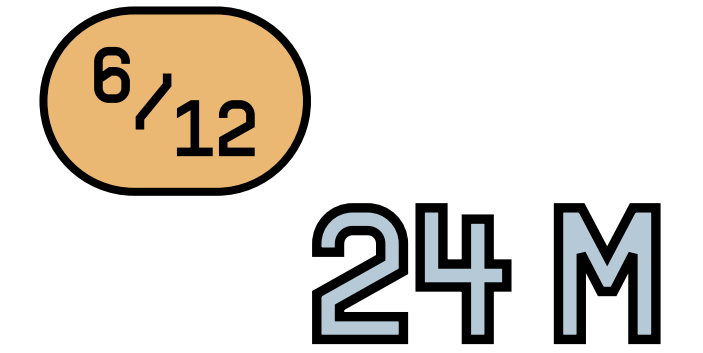
All inclusive rent



Fully managed

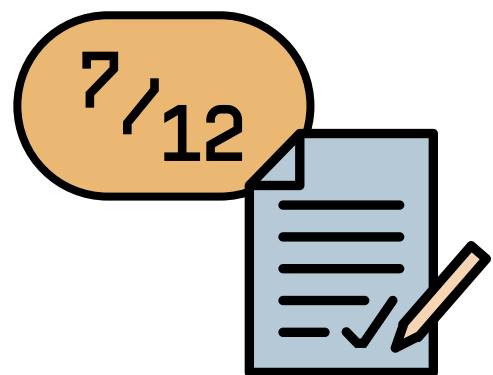


Plug and play
fibre enabled

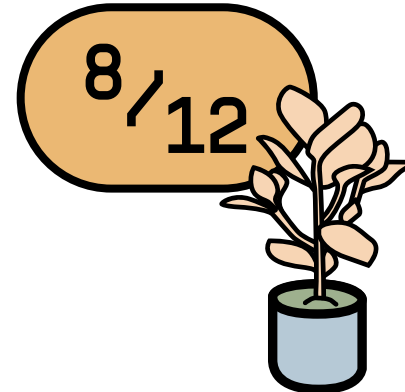


Minimum lease term
of 24 months

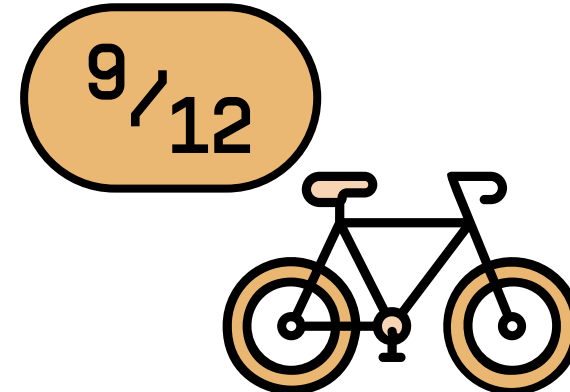
12 LITTLE HIGHLIGHTS



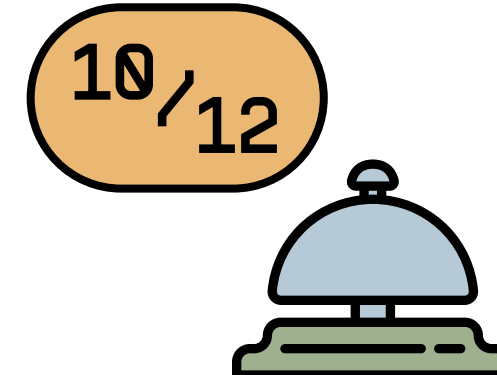
Delivered by
The Crown Estate



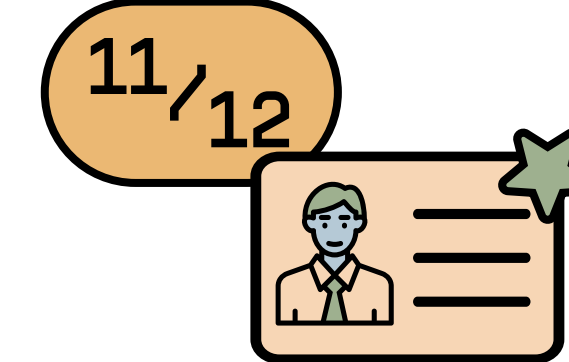
Fully fitted
& furnished



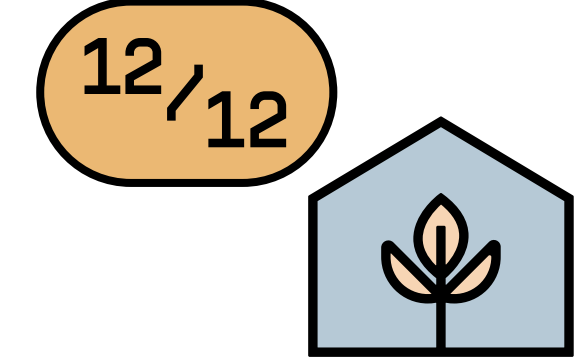
Bike racks
& showers



Manned reception



Regent Street Privilege
Club membership



BREEAM rating
"Very Good"



AN ELEGANT OFFICE BUILDING

12 Little Portland Street North offers up to 5,052 sq. ft. of managed office space by The Crown Estate, nestled between stylish Fitzrovia and bustling Soho.

A contemporary, bright reception welcomes you through to the refurbished office accommodation, arranged over six floors and fully fitted, offering space for immediate occupation.

Floor	sq. ft.	sq. m.
Six	LET	
Five	1,501	139
Four	1,788	166
Three	LET	
Two	LET	
One	1,763	164
Total	5,052	469

Net Internal Areas, subject to verification



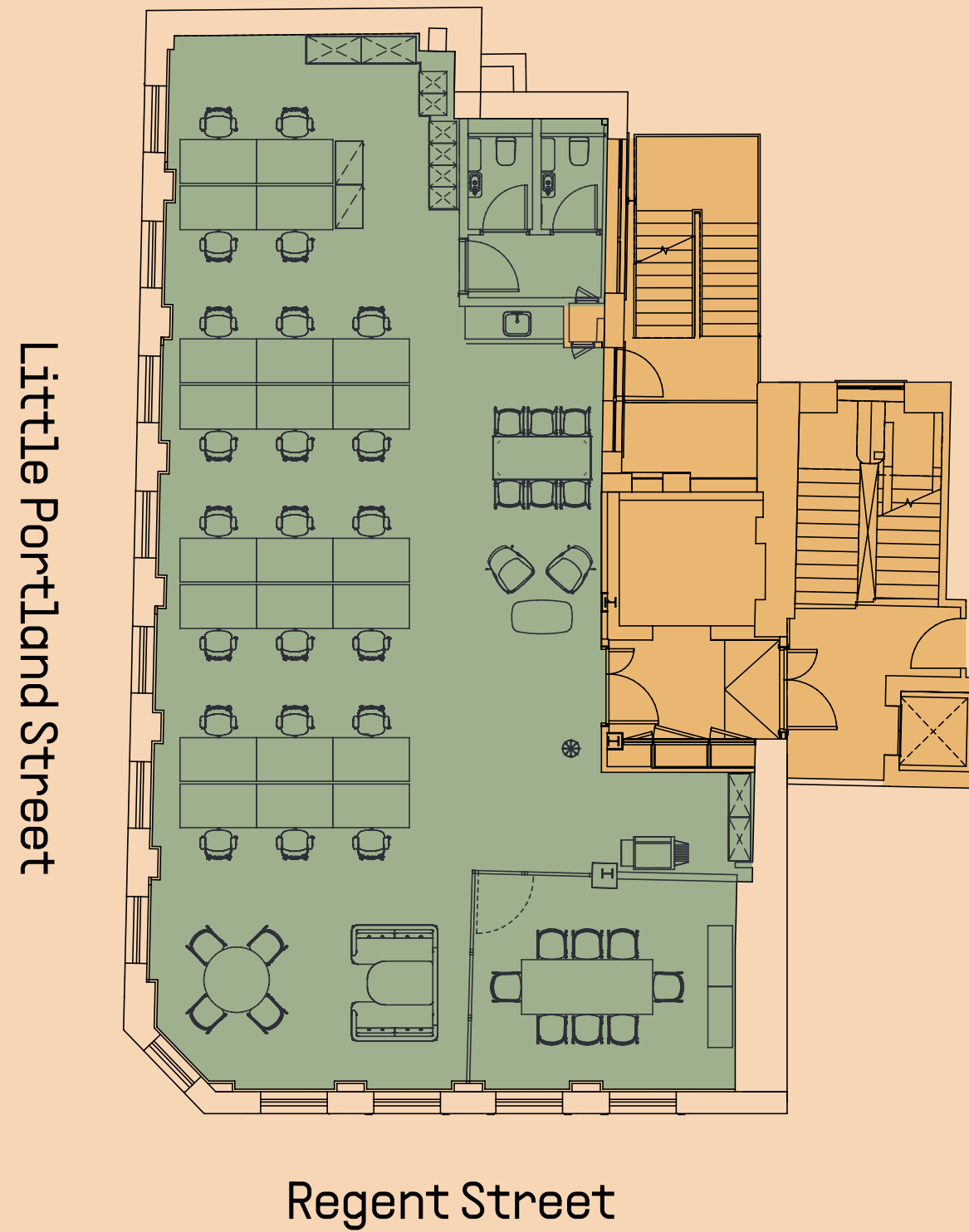
Reception



Floor 1 workstations

Typical Floor Plan

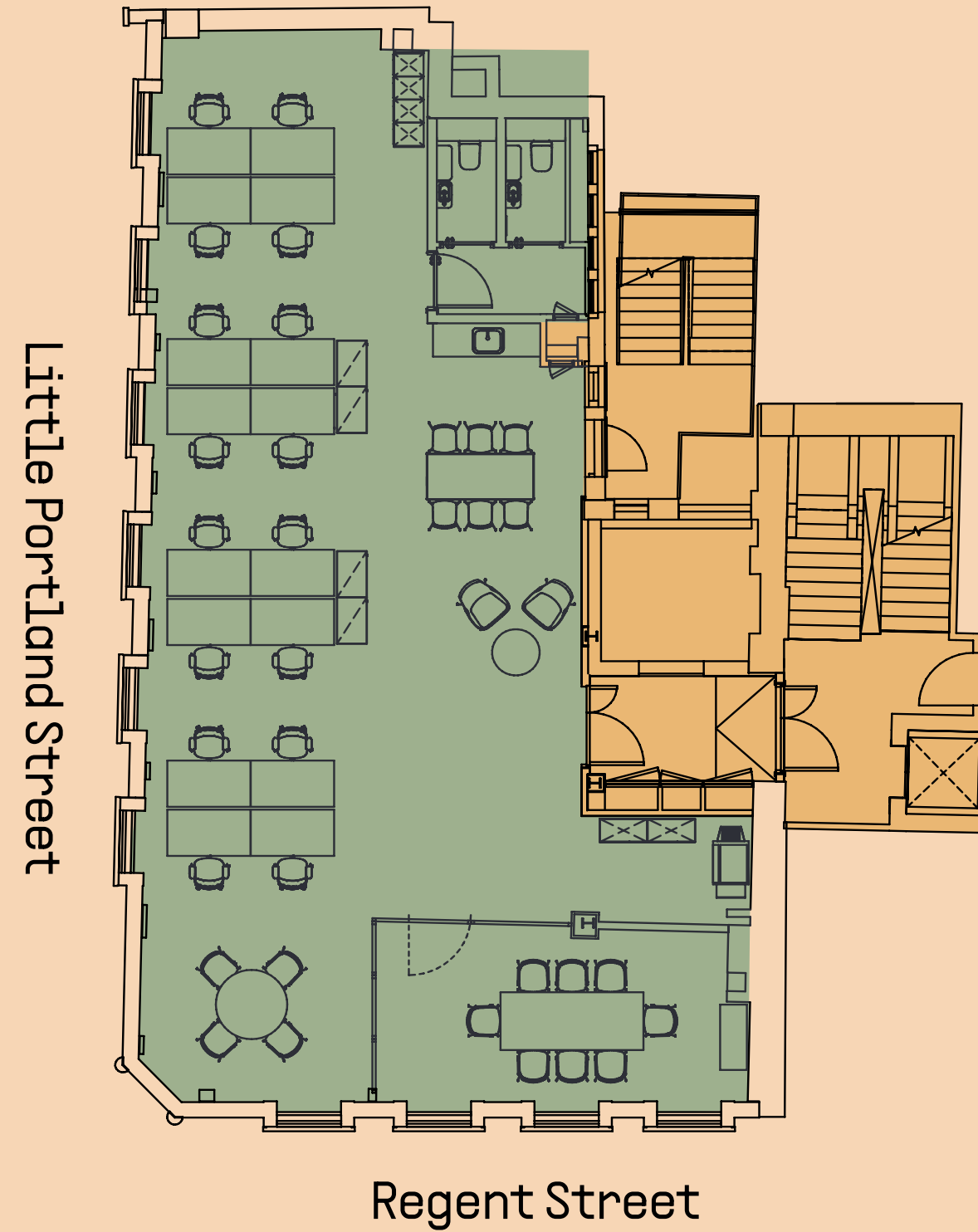
1,792 sq. ft. | 167 sq. m.



Desks	28
Breakout Area	02
Meeting Rooms	01
Kitchenette	01
WC	02

5th Floor

1,501 sq. ft. | 139 sq. m.



Desks	22
Breakout Area	02
Meeting Rooms	01
Kitchenette	01
WC	02





Floor 1 meeting room

WORKSPACES+ BY THE CROWN ESTATE

Delivering more than just office space. Workplaces+ gives you the flexibility to work your way.

Workplaces+ Benefits:

- Access to fitness and wellbeing classes
- Access to talks and networking events
- Exclusive discounts for bookable meeting rooms
- St James's Office customers get free membership to 6 Babmaes
- 24/7 maintenance support
- 24/7 security
- Exclusive discounts for internal and external event spaces
- Bespoke perks and discounts around the portfolio



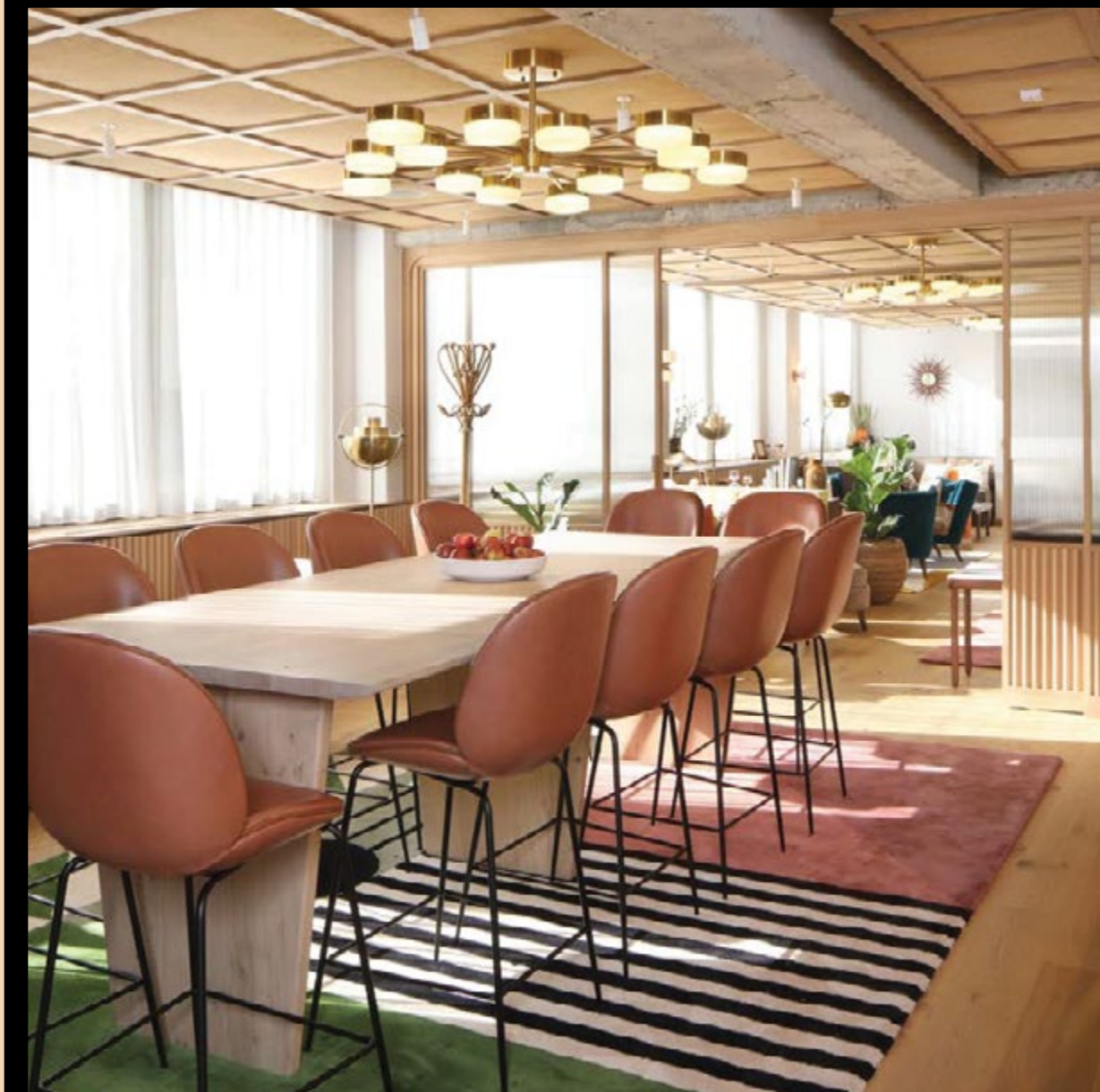
No 6

6 BABMAES STREET

As a customer of The Crown Estate you will have the option of 6 Babmaes Street and the amenities it offers.

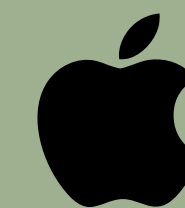
This includes use of:

- Private meeting rooms at discounted rate
- Co-working space
- Business lounge & roof terrace
- Auditorium space



A FINE SELECTION OF PARTNERS

We believe in championing and opening doors for others, which is why we're proud that many of our long-term customers are leaders in their respective industries.



FIND WHAT YOU NEED RIGHT NEXT DOOR





PLACES & SPACES TO BE



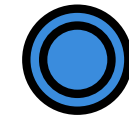
Restaurants

1. Little Social
2. Goodman, Mayfair
3. Beast
4. Sketch
5. The MAINE
6. The Cocktail Club
7. Artesian
8. Burger & Lobster
9. LPM Restaurant & Bar
10. KIN Cafe
11. Ergon Deli
12. Willows On The Roof
13. 108 Brasserie



Hotels

1. Claridge's
2. The Langham, London
3. The Marriott Hotel
4. The Mandeville Hotel
5. The Beaumont
6. The Marylebone Hotel



Gyms

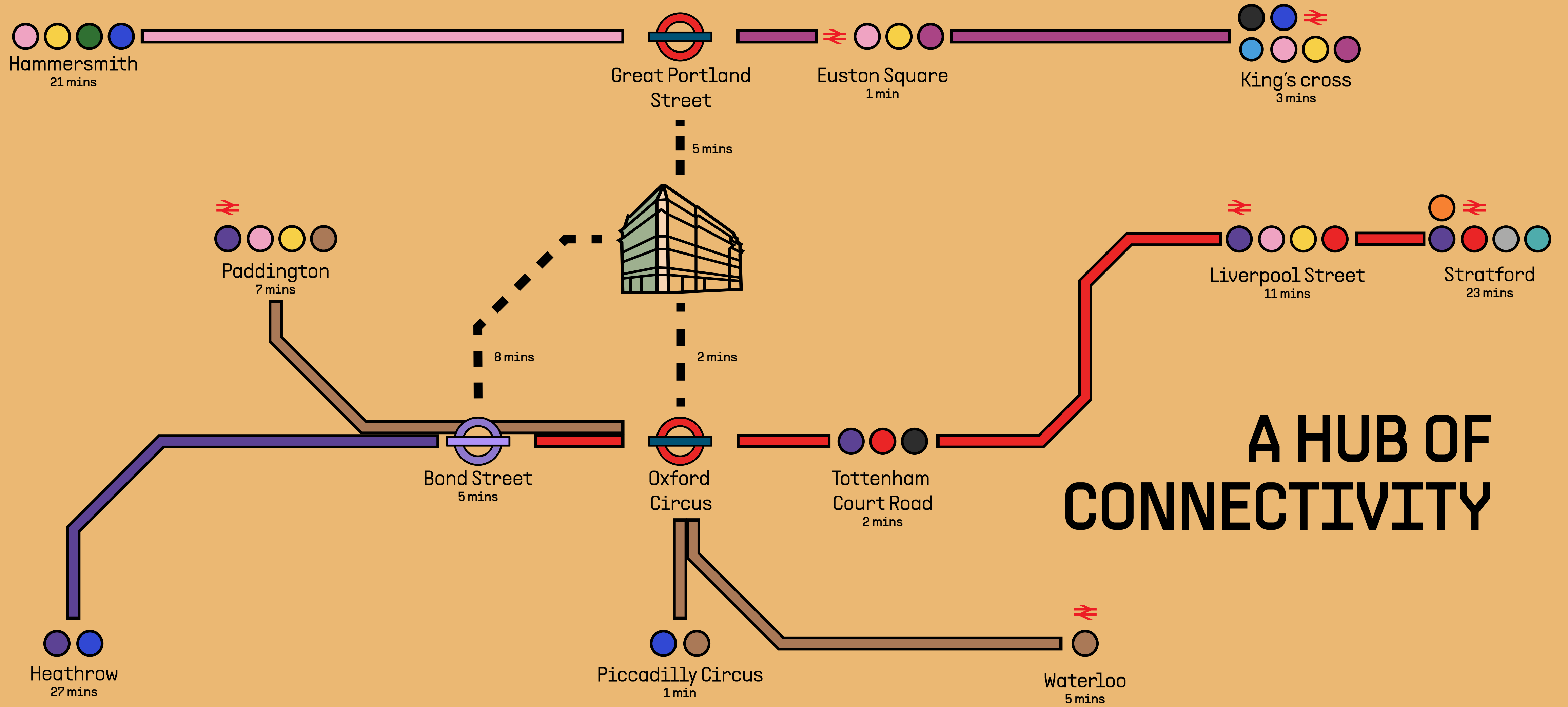
1. Marshall St., Spa & Leisure
2. Fitness First
3. Barry's Soho
4. The Gym Group
5. ROWBOTS Fitzrovia
6. West 1 Health
7. Pure Gym



Shops

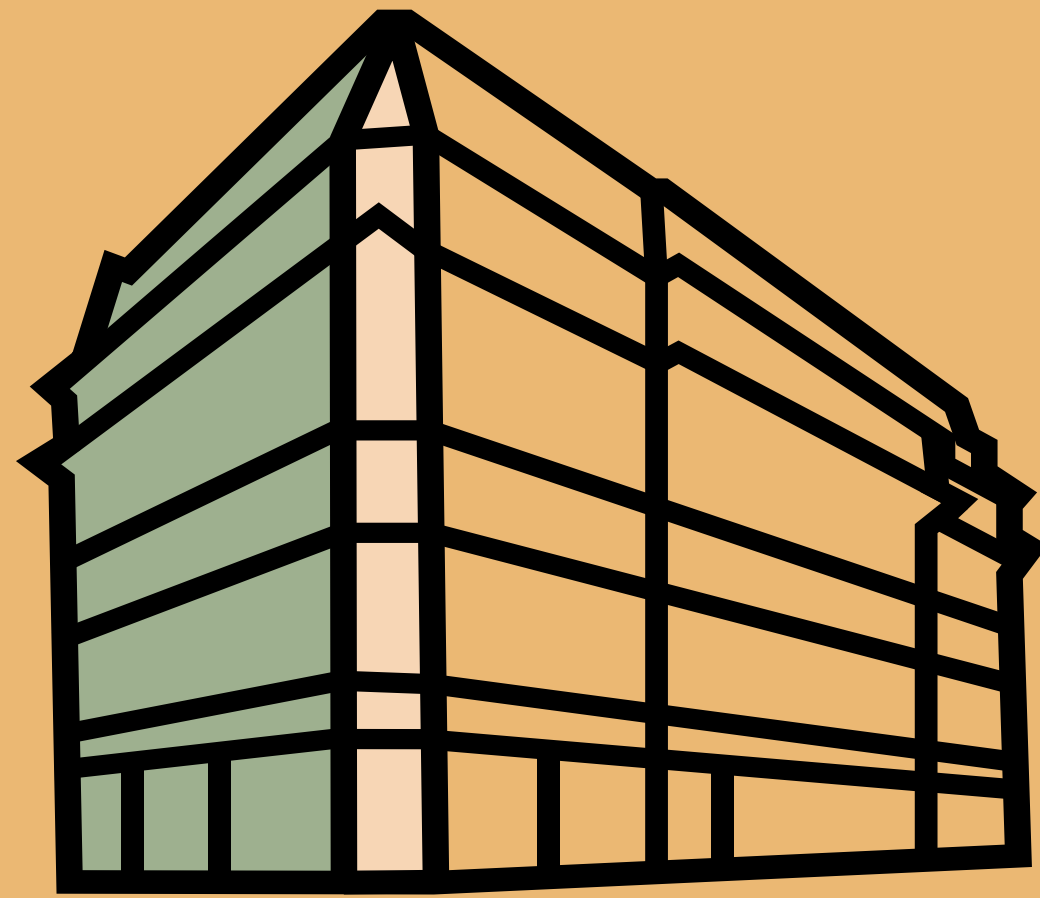
1. Apple Regent Street
2. Selfridges
3. John Lewis & Partners
4. Savile Row
5. Hamleys
6. Nike Town
7. Luca Faloni
8. Rixo





A HUB OF CONNECTIVITY

WHAT IS MANAGED?



RENT

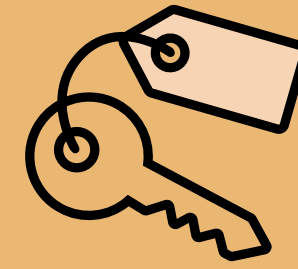
Fully inclusive

LEASE

Minimum 24 months terms

SUPPORT

Dedicated community manager



Fully inclusive rent

All occupational costs included



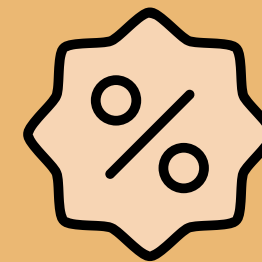
Simple flexible lease

Short-form and short-term agreements



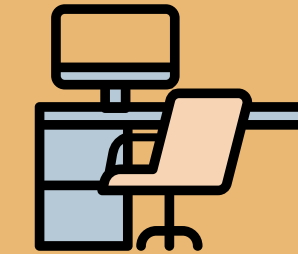
Dedicated community manager

Here to help with all your day to day needs



Exclusive discounts

On meeting rooms, event space and roof terrace



Beautifully designed workspaces

Perfect for focused and collaborative work



Private office

Your own entrance, kitchenette, open desks, meeting rooms, offices, and store room



Plug and play

Ready from day one with internet, crockery and cutlery included so you don't have to worry about a thing



Meeting rooms

AV enabled private meeting rooms

FOR FURTHER INFORMATION PLEASE CONTACT ONE OF OUR AGENTS

Workplaces |  THE CROWN
ESTATE

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Alka Jotangia

alka.jotangia@thecrownestate.co.uk

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