

The Langham Estate



42-48 Great
Portland Street,
London, W1W 7LZ

3RD FLOOR
1,433 SQ FT | 133.13 SQ M
OFFICE TO LET



[Langhamestate.com](https://www.langhamestate.com)

020 7580 5656

42-48 Great Portland Street - 3rd Floor



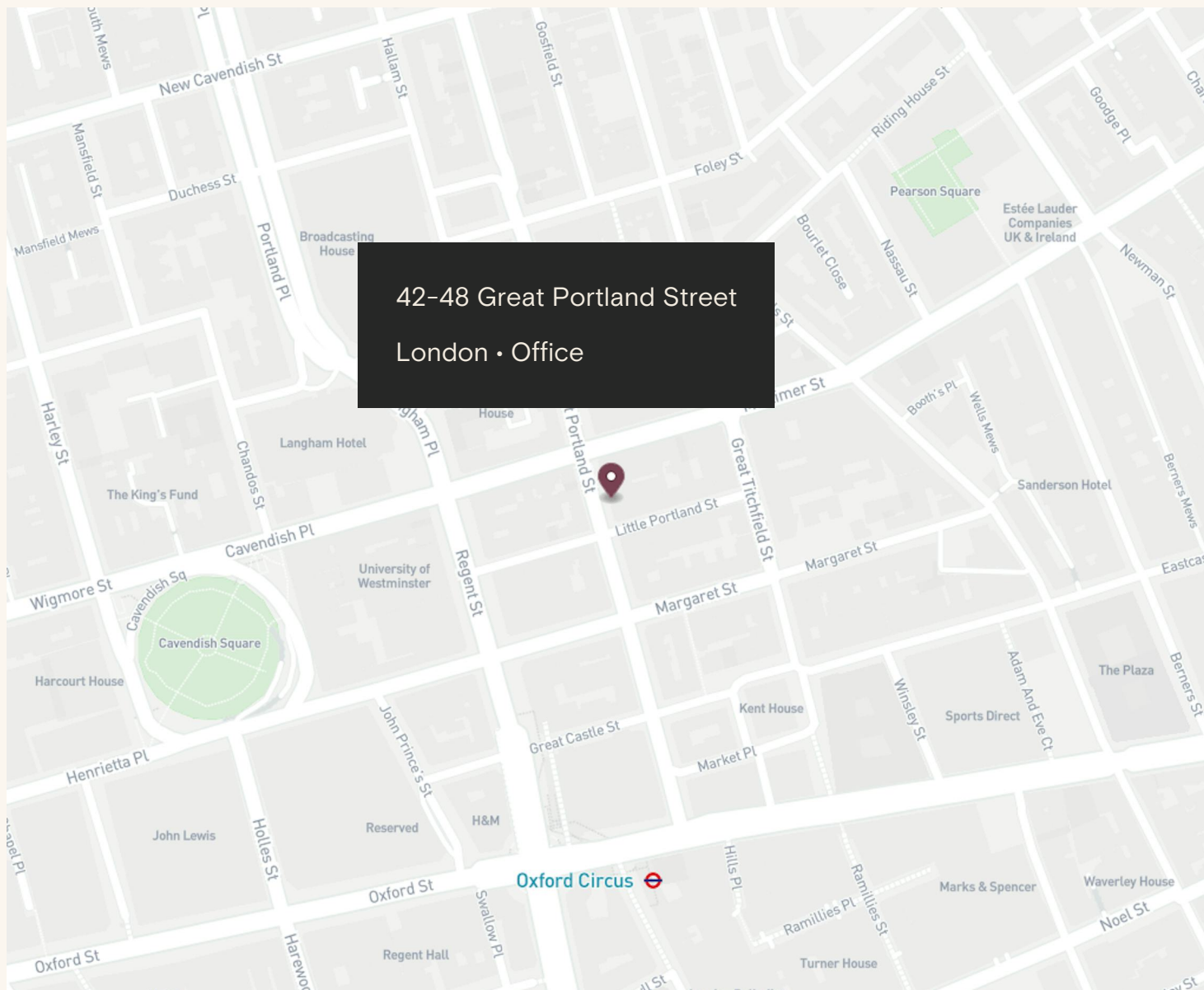
Location

42-48 Great Portland Street is prominently positioned on the east side of Great Portland Street, just moments from Oxford Street and nestled within the energetic Fitzrovia Quarter. KEF, the heritage UK audio brand, occupies the ground floor, adding a vibrant commercial presence. The location combines a rich mix of creativity, commerce, and lifestyle, with world-class dining, shopping, and cultural destinations all within walking distance.

The property benefits from excellent transport connections, with Oxford Circus, Goodge Street, and Great Portland Street stations close by, providing access to the Central, Victoria, Bakerloo, Metropolitan, Circle, Hammersmith & City, and Northern lines.

Connectivity

Oxford Circus	3 mins walk
Goodge Street	7 mins walk
Bond Street	8 mins walk
Tottenham Court Road	9 mins walk



42-48 Great Portland Street - 3rd Floor

1,433 sq ft newly
refurbished self-contained
office space





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Features

- Self-Contained
- LED Lighting
- Excellent Transport Links
- Air Conditioning
- Excellent Natural Light
- 24 Hours Access
- Perimeter Trunking
- Own Kitchenette
- Passenger Lift
- Newly Refurbished
- EPC B
- Private Shower

Details

Floor Area

1,433 SQ FT / 133.13 SQ M

Rent

£70 per sq ft

Lease Terms

A new Full Repairing & Insuring Lease is available for a term by arrangement, outside the Landlord & Tenant Act 1954.

Possession

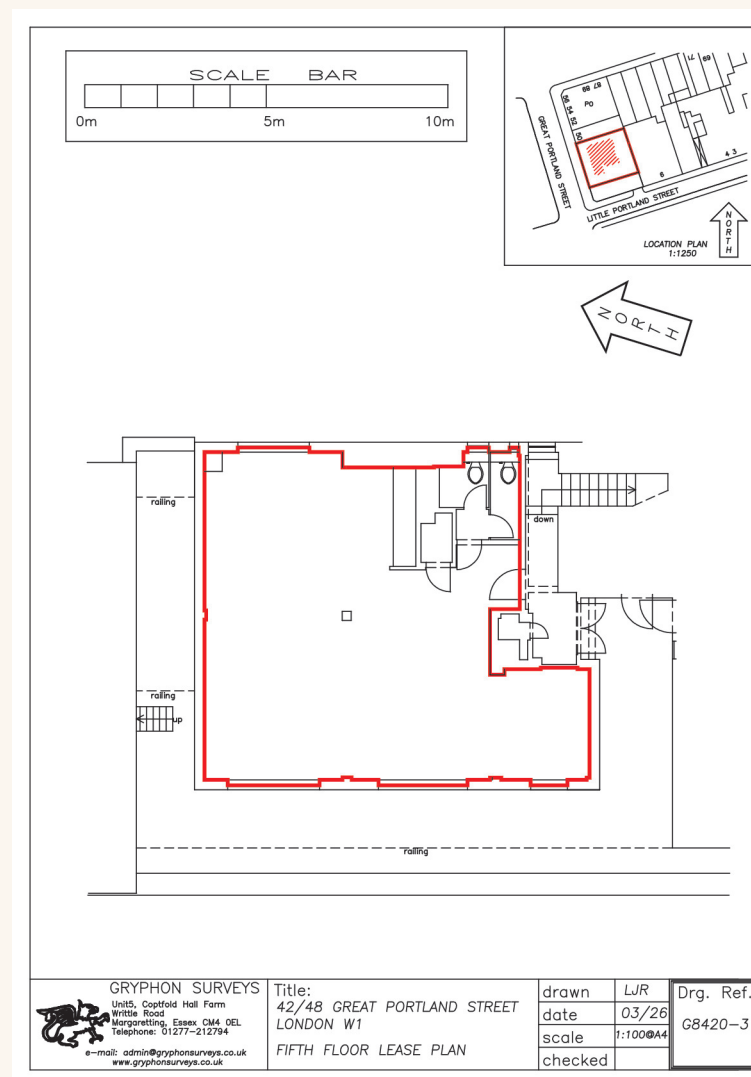
Immediate upon completion of legal formalities

Legal Costs

Each party to be responsible for their own legal costs

VAT

Pricing exclusive of V.A.T





Name	sq ft	sq m	Availability
2nd	1,440	133.78	Available
3rd	1,433	133.13	Available
4th	1,480	137.50	Available
5th	784	72.84	Available
Total	5,137	477.25	

Schedule of Areas





Sustainability



We aim to reach NET ZERO emissions by 2040 from our operations



100% Landlord
Renewable Electricity



Zero waste to landfill
in the building



Waste management initiative



We are Signatories of WCC
Sustainable City Charter



LED Lighting



EPC Rating

FQ

Discover Fitzrovia *Quarter*



FITZROVIA QUARTER

Explore our neighbourhood

The Langham Estate

langhamestate.com

For further information call

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