

# The Langham Estate



Portland House, 4  
Great Portland  
Street, London,  
W1W 8QJ

**3RD FLOOR WEST**  
**1,691 SQ FT | 157.10 SQ M**  
OFFICE TO LET



[Langhamestate.com](http://Langhamestate.com)

020 7580 5656

# Portland House, 4 Great Portland Street - 3rd Floor West



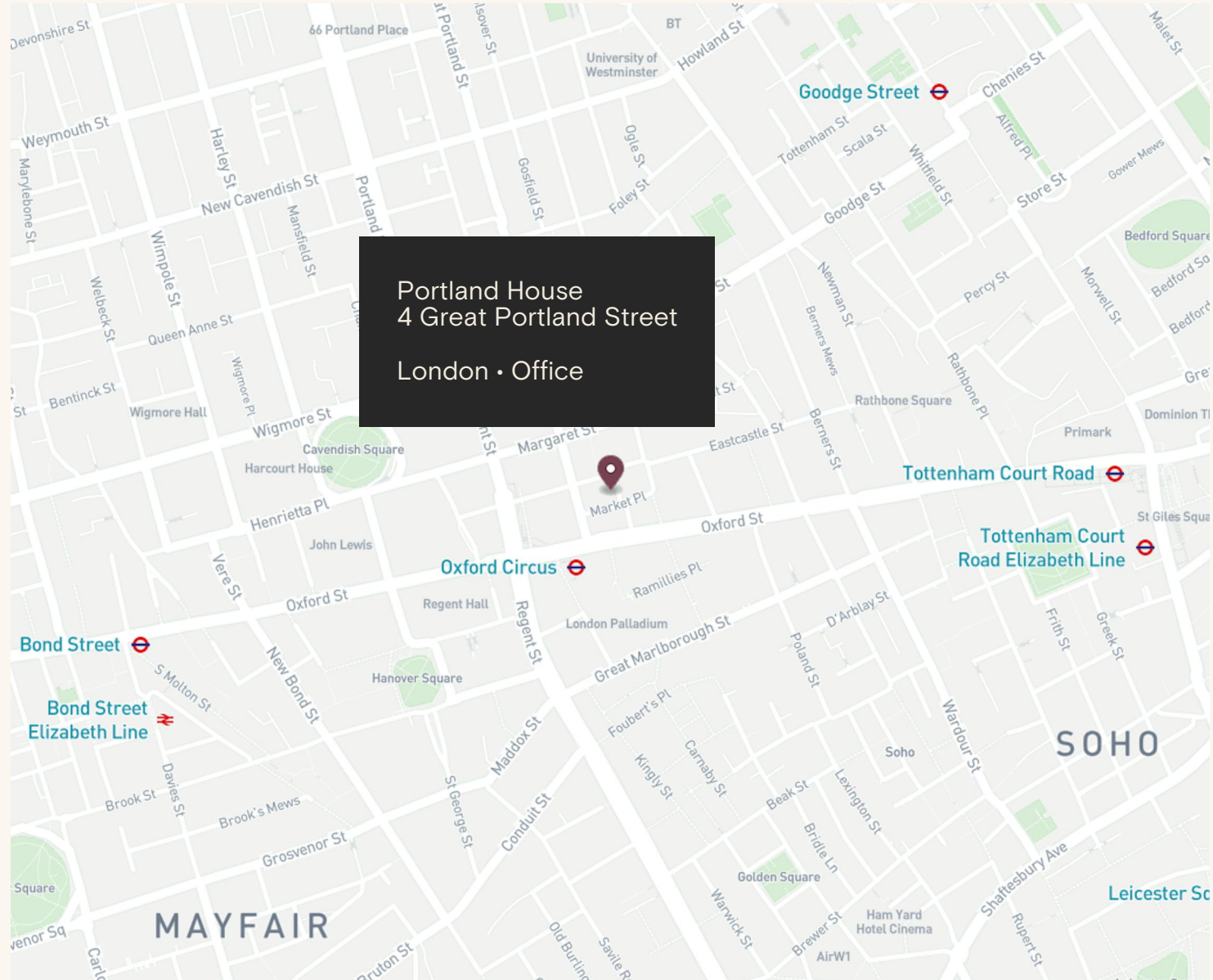
## Location

Portland House sits in the heart of Fitzrovia, tucked away from the hustle and bustle of nearby Oxford Street and Regent Street. It is located on the east side of Great Portland Street close to its junction with Oxford Street, with its entrance via Market Place.

The area has excellent transport links including 8 underground tube lines spread across 8 stations, with Oxford Circus Station being just a 3-minute walk away, while Tottenham Court Road Station, featuring the Elizabeth Line, is also in close proximity.

## Connectivity

|                      |             |
|----------------------|-------------|
| Oxford Circus        | 1 min walk  |
| Goodge Street        | 8 mins walk |
| Tottenham Court Road | 8 mins walk |
| Bond Street          | 8 mins walk |



Portland House, 4 Great Portland Street - 3rd Floor West



1,691 sq ft newly  
refurbished office space at  
the very centre of Fitzrovia  
Quarter



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## Features

- Open Plan
- Air Conditioning
- Excellent Natural Light
- Passenger Lift
- 24 Hour Access
- Kitchenette
- Sash Windows
- LED Lighting
- Perimeter Trunking
- Entry Phone

## Details

### Floor Area

1,691 SQ FT / 157.10 SQ M

### Lease Terms

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

### Possession

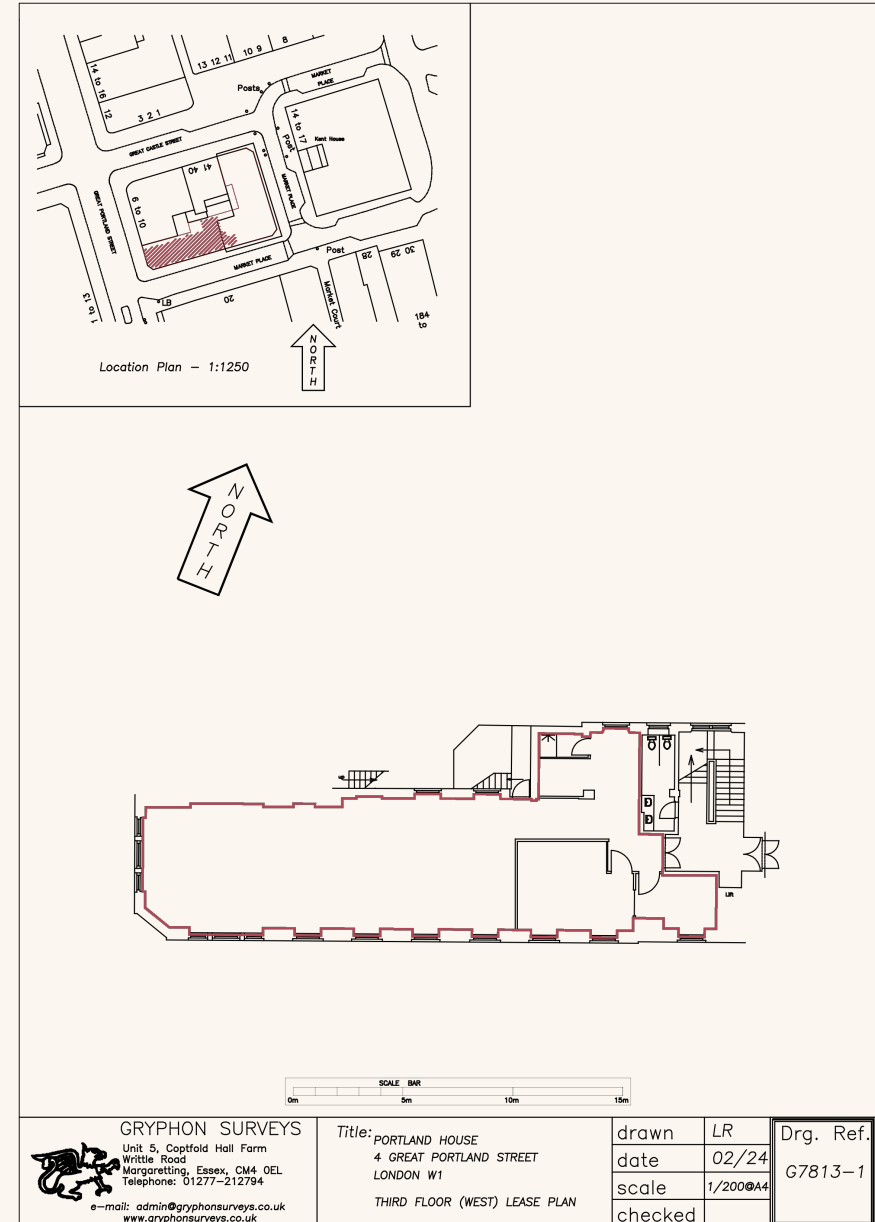
Immediate upon completion of legal formalities

### Legal Costs

Each party to be responsible for their own legal costs

### VAT

Pricing exclusive of V.A.T





# 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

# 020 7580 5656



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