

40 GREAT PORTLAND STREET

LONDON W1

TO LET

**NEWLY REFURBISHED, CORNER FRONTED
OFFICE SPACE IN THE HEART OF FITZROVIA**

**SUITABLE FOR BUSINESS CLASS E
(OFFICES, RETAIL, MEDICAL ETC.)**

FIRST FLOOR

1,163 SQ.FT.

RIB

ROBERT IRVING BURNS

40 Great Portland Street





40

40

42-48

G

No Entry sign

No Entry sign

bus

G logo

Red vertical sign with G logo

DESCRIPTION

The accommodation comprises the First Floor of this attractive corner-fronted office building and has recently been refurbished to provide bright, ready-to-occupy office accommodation.

Accessed via either a passenger lift or internal staircase, the suite is currently arranged to provide predominantly open-plan space with two meeting rooms, offering flexibility for a range of occupier requirements. Character features include attractive parquet flooring, wall-mounted radiators and a fitted kitchenette. The floor benefits from excellent natural light from two elevations, creating an inviting working environment. Occupiers also have access to communal WC and shower facilities within the building.

AMENITIES

- PASSENGER LIFT
- NEWLY REFURBISHED
- PARQUET FLOORING
- FULLY FITTED KITCHEN WITH FRIDGE AND DISHWASHER
- G NETWORKS WAYLEAVE AGREEMENTS ALREADY IN PLACE
- EXCELLENT NATURAL LIGHT
- 4 X COMMUNAL WCS & SHOWERS
- CENTRAL HEATING
- ENTRYPHONE SYSTEM
- EXCELLENT TRANSPORT LINKS

FINANCIALS

TOTAL SIZE (SQ.FT.)	1,163
QUOTING RENT (P.A.)	£66,844
ESTIMATED RATES PAYABLE (P.A.)	£33,840
SERVICE CHARGE	£9,254
ESTIMATED OCCUPANCY COST (P.A.)	£109,938







LOCATION & SITUATION

LOCATED IN CENTRAL LONDON

This property is in a prominent location on the West side of the street at the junction with Little Portland Street. Oxford Circus (2 mins, Bakerloo, Central and Victoria) and Great Portland Street (8 mins, Circle, Hammersmith & City and Metropolitan) Underground Stations are within a few minutes walking distance.

Fitzrovia is considered one of the main West End office sub-markets and has experienced significant growth and regeneration in recent years, with notable developments such as The BBC HQ, Fitzroy Place, and Great Portland Estate's renovation of the former Post Office site at Rathbone Place.

The neighbourhood is home to an abundance of restaurants, designer hotels, and luxury boutiques, and has recently gained traction as a hub for the TMT sector, attracting renowned office occupiers such as Sony, Facebook, MTV, Lionsgate Films, and The British Film Industry. Market Place, situated at the rear of the property, has become a popular destination for bars and restaurants, as well as an established retail location with valuable outside seating due to its widened pavements. Some of the popular local occupiers include Côte Brasserie, Coppa Club, Carluccio's, Yoobi, Honest Burger, and Market Place Bar.

FURTHER INFORMATION

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Available from 30th May 2026

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

57C

VAT

The property is not elected for VAT.

FLOOR PLANS

Scaled floor plans available upon request.

CONTACT US

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RIB

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Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. April 2026