TO LET

SELF-CONTAINED GROUND & LOWER GROUND FLOOR PREMISES IN THE HEART OF NOHO

20 LITTLE PORTLAND STREET LONDON, W1

SUITABLE FOR OFFICE OCCUPIERS, CREATIVE STUDIOS, DESIGN-LED BUSINESSES, NON-FOOD RETAILERS & SHOWROOM OPERATORS

RIB
ROBERT IRVING BURNS

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20
21
theGASBAR
theGASBAR
201
20
20

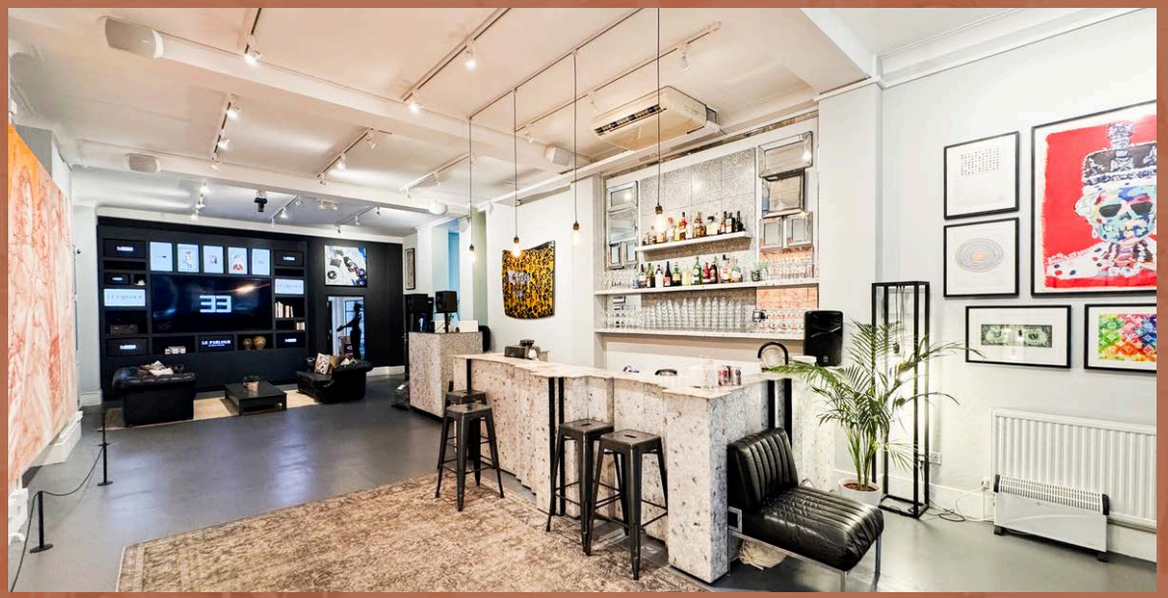
DESCRIPTION

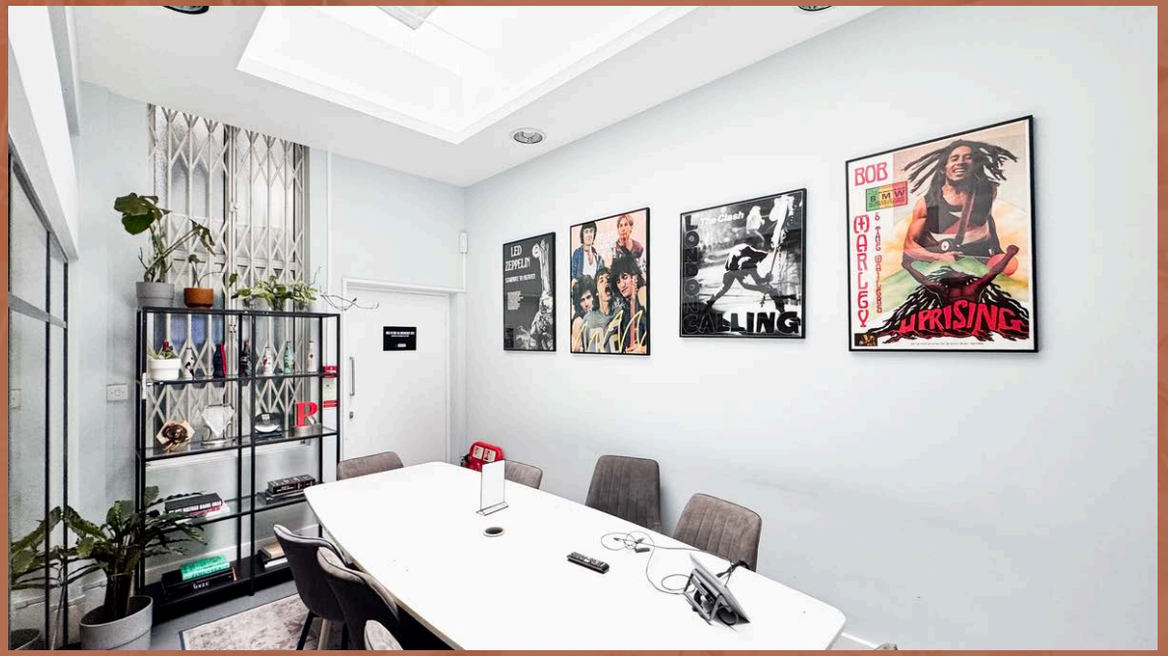
This unique, self-contained ground and lower-ground-floor premises offers an exceptional creative workspace, currently occupied by an established media agency.
The accommodation benefits from impressive ceiling heights throughout, with an abundance of natural light flooding both the front and rear of the building, creating a bright, open and inviting working environment.

The space has been thoughtfully fitted out with a contemporary, industrial-inspired aesthetic, incorporating polished concrete flooring, modern spotlighting and a striking internal spiral staircase connecting the two floors.

Additional features include private call booths to the rear, a dedicated meeting room, a fitted kitchen at lower-ground-floor level and comfort cooling units (not tested).

The combination of characterful architectural features, excellent natural light and a versatile layout makes the premises particularly appealing to creative, media and design-led occupiers seeking a distinctive workspace in the heart of Fitzrovia.





LE PARLOUR

LOCATION

Situated in the heart of Fitzrovia, 20 Little Portland Street offers a prime central London location, combining excellent connectivity with the vibrant atmosphere of one of the capital's most sought-after business and creative districts. The property is just a 4–5-minute walk from Oxford Circus Underground Station, providing access to the Central, Bakerloo and Victoria lines, with Great Portland Street and Tottenham Court Road stations also within easy reach.

Surrounded by an eclectic mix of independent cafés, restaurants, bars, fashion showrooms and creative businesses, the property benefits from a dynamic neighbourhood that blends professional convenience with an established cultural character. Its proximity to Oxford Street, Regent Street and the wider West End further enhances its appeal, offering a wealth of retail, dining and leisure amenities.

With its central location, excellent transport links and access to the amenities of Fitzrovia and the West End, 20 Little Portland Street represents an attractive address for businesses seeking a well-connected and prestigious London base.

Walking Distance to Stations

9 MINS	8 MINS	13 MINS
Oxford Circus	Great Portland Street	Bond Street

Crossrail journey times from Bond Street

3 MINS	5 MINS	8 MINS	17 MINS	33 MINS
Paddington	Farringdon	Liverpool Street	Canary Wharf	Heathrow Airport

National Rail Station journey times from Oxford Circus

5 MINS	6 MINS	7 MINS	11 MINS	18 MINS
King's Cross	Victoria	Euston	Waterloo	London Bridge

National Airports

33 MINS	44 MINS	46 MINS	70 MINS
Heathrow Airport	City Airport	Gatwick Airport	Stansted Airport

LOCATION

HOTELS

01 Sanderson London
02 The Mandrake Hotel
03 The London Edition
04 Treehouse Hotel
05 The Langham
06 Chandos House
07 The Soho Hotel
08 The Newman

RESTAURANTS

09 Berners Tavern
10 ROVI
11 ROKA
12 Pied a Terre
13 Hakkasan
14 10 Greek Street
15 The Carnaby
16 Meraki
17 Portland

PUBS & BARS

18 The Social
19 The Finery
20 London Cocktail Club
21 The Crown & Sceptre
22 The Lucky Pig
23 BrewDog Soho
24 The Bloomsbury Club

MEDICAL

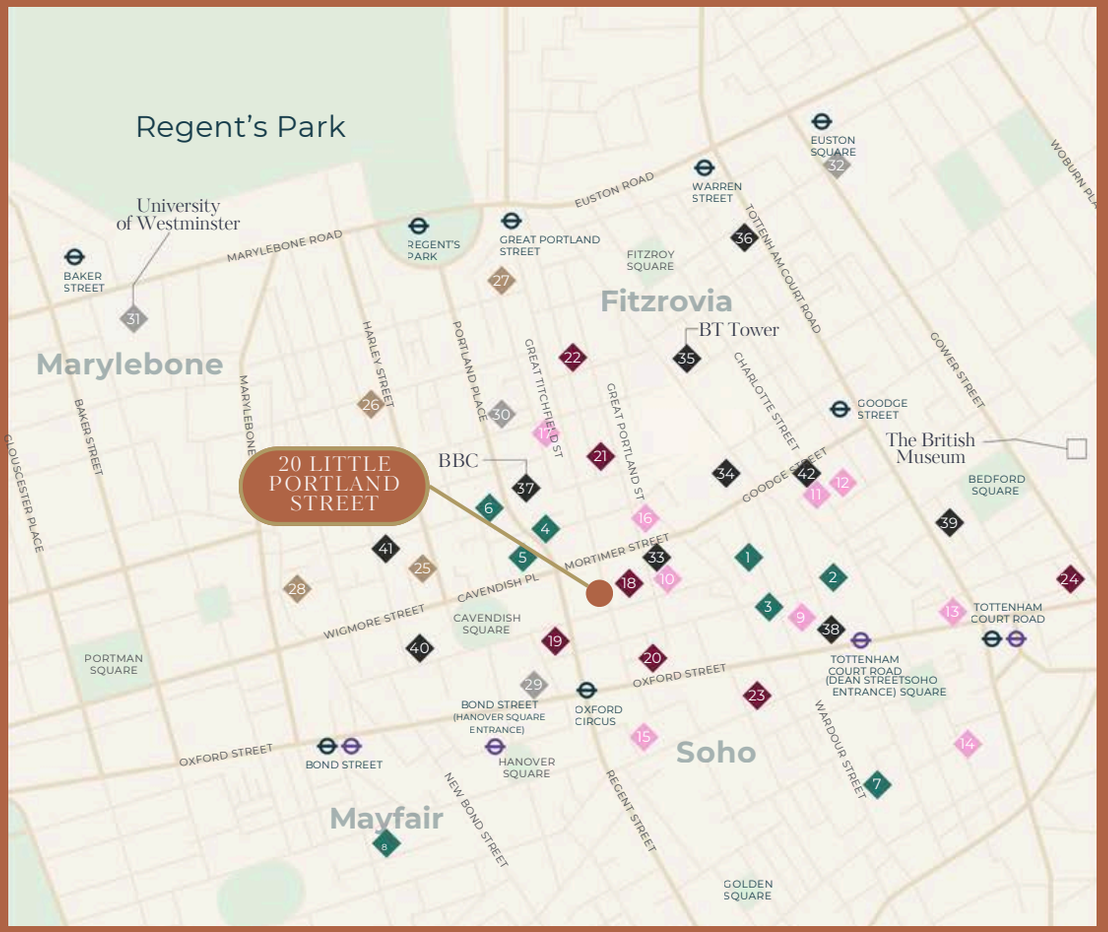
25 Isokinetic London
26 The Harley Street Clinic
27 The Portland Hospital
28 Schoen Clinic

EDUCATIONAL

29 UAL London College of Fashion
30 EIFA International
31 University of Westminster
32 UCL

OFFICE OCCUPIERS

33 Lionsgate
34 Estee lauder
35 BT Tower
36 Arup
37 BBC
38 Facebook
39 Skyscanner
40 Coca Cola
41 Taylor Bennett
42 Knotel



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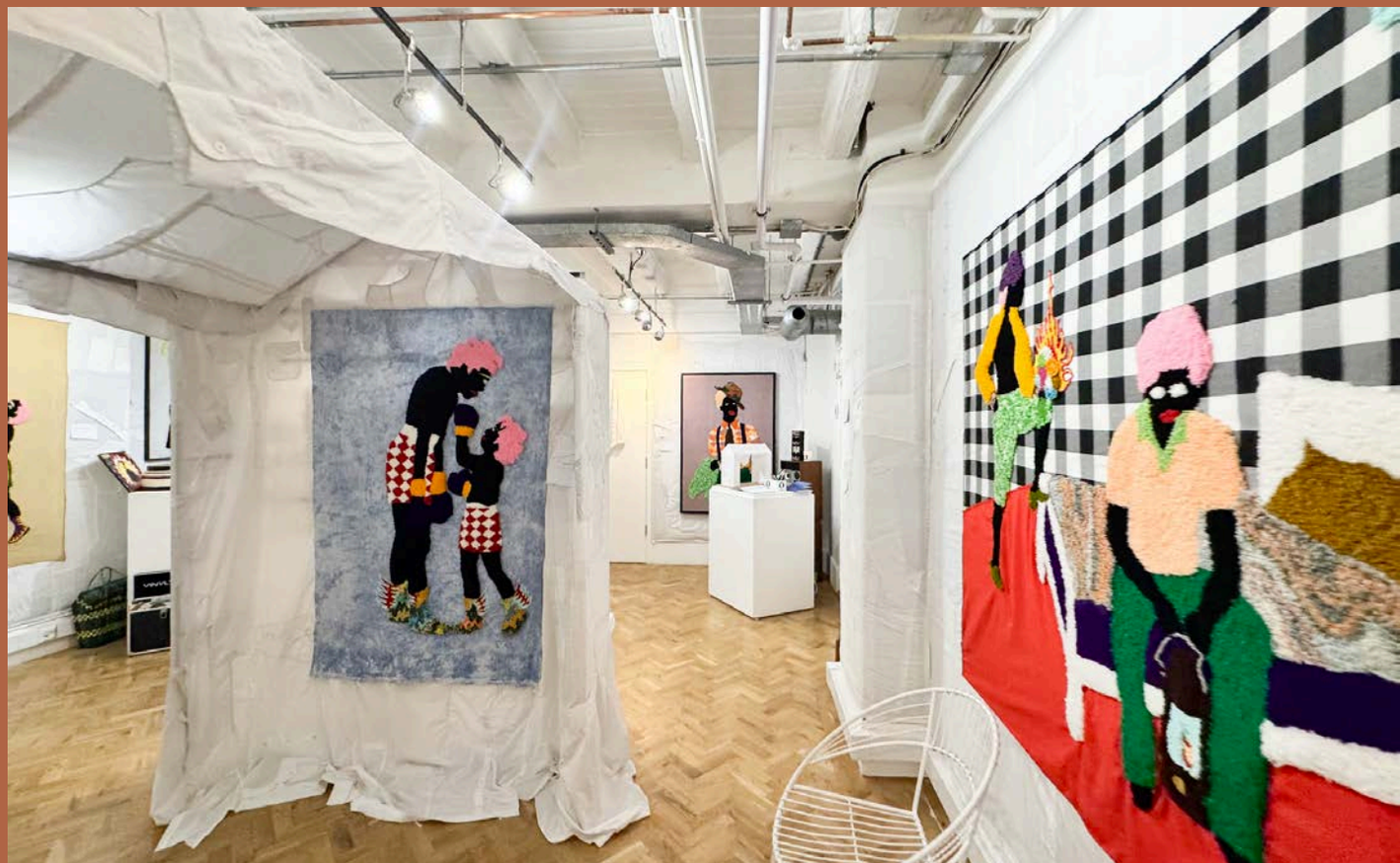
LE PARLOUR

Fire exit



FINANCIALS

	LG	GF	TOTAL
Size (sq.ft.)	1,469	1,609	3,078
Quoting Rent (p.a.) excl.			£137,500
Service Charge			TBC
Estimated Rates Payable (p.a.)			£68,304
ESTIMATED OCCUPANCY COST EXCL. (P.A.)			**£205,804**

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

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

TBC.

VAT

The building is elected for VAT.

FLOOR PLANS

Available on request.

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.

CONTACT US

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