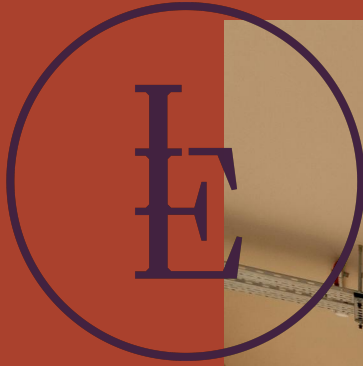


# The Langham Estate



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



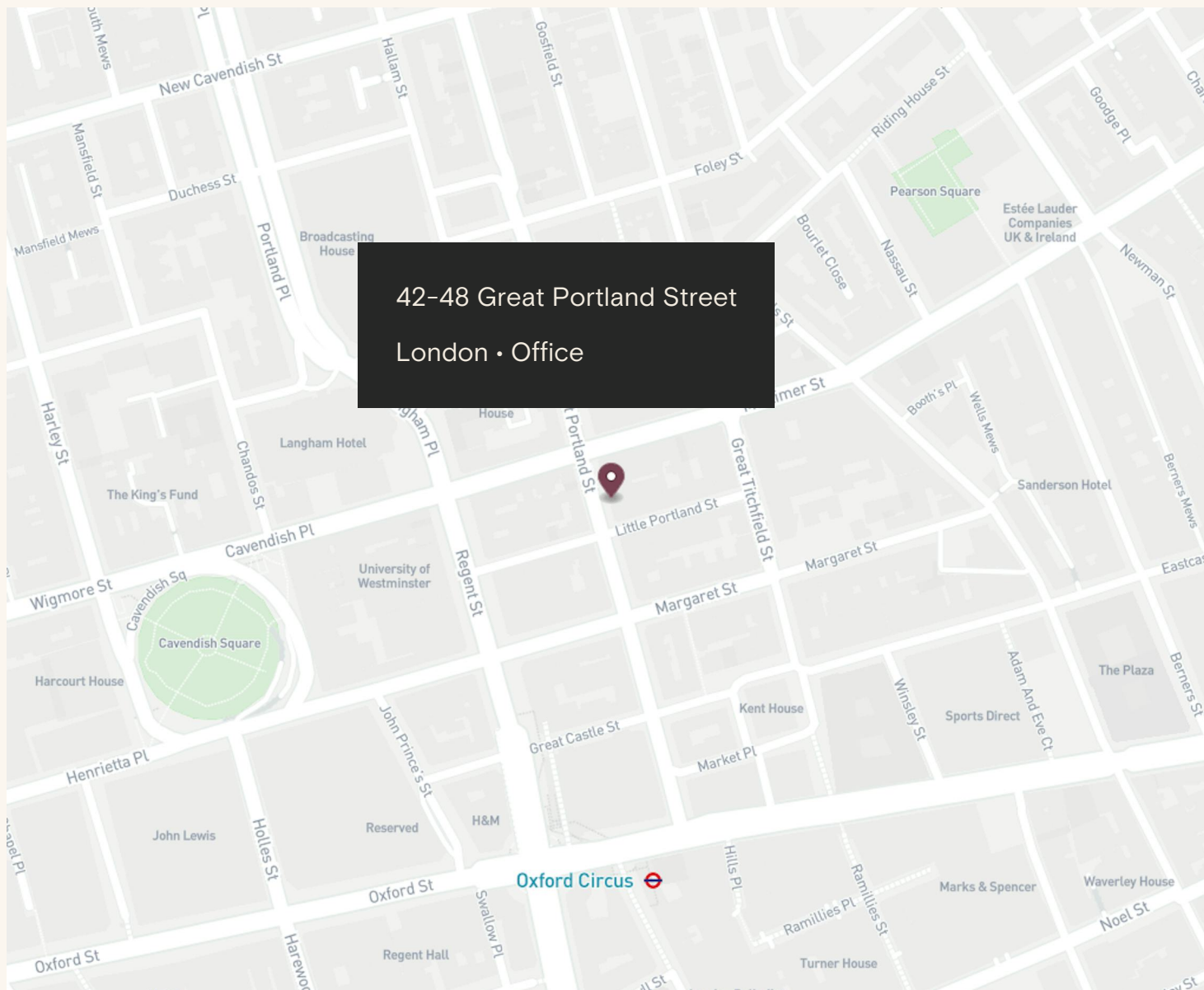
### *Location*

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









## 42-48 Great Portland Street - 3rd Floor





## 42-48 Great Portland Street - 3rd Floor







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

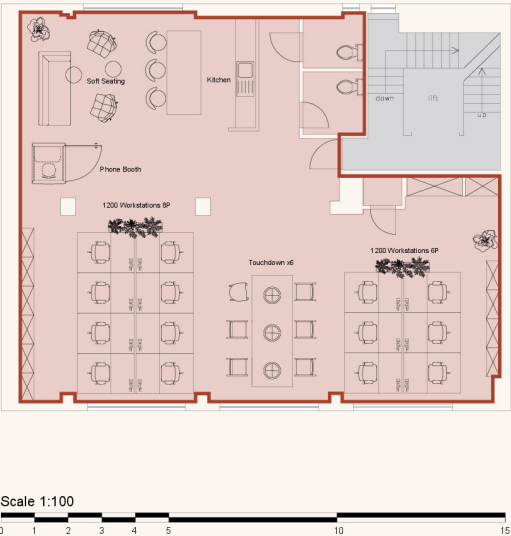
**Rent**  
£70 per sq ft

**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



Accommodation schedule

1200 Workstations	14
Touchdown x6	01
Phone Booth x1	01
Soft Seating	01
Kitchen	01



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](http://langhamestate.com)

For further information call

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