

The Langham Estate



39 Great Portland
Street, London,
W1W 7JZ

GROUND FLOOR AND BASEMENT
1,591 SQ FT | 147.81 SQ M
RETAIL TO LET



Langhamestate.com

020 7580 5656

39 Great Portland Street - Ground Floor and Basement

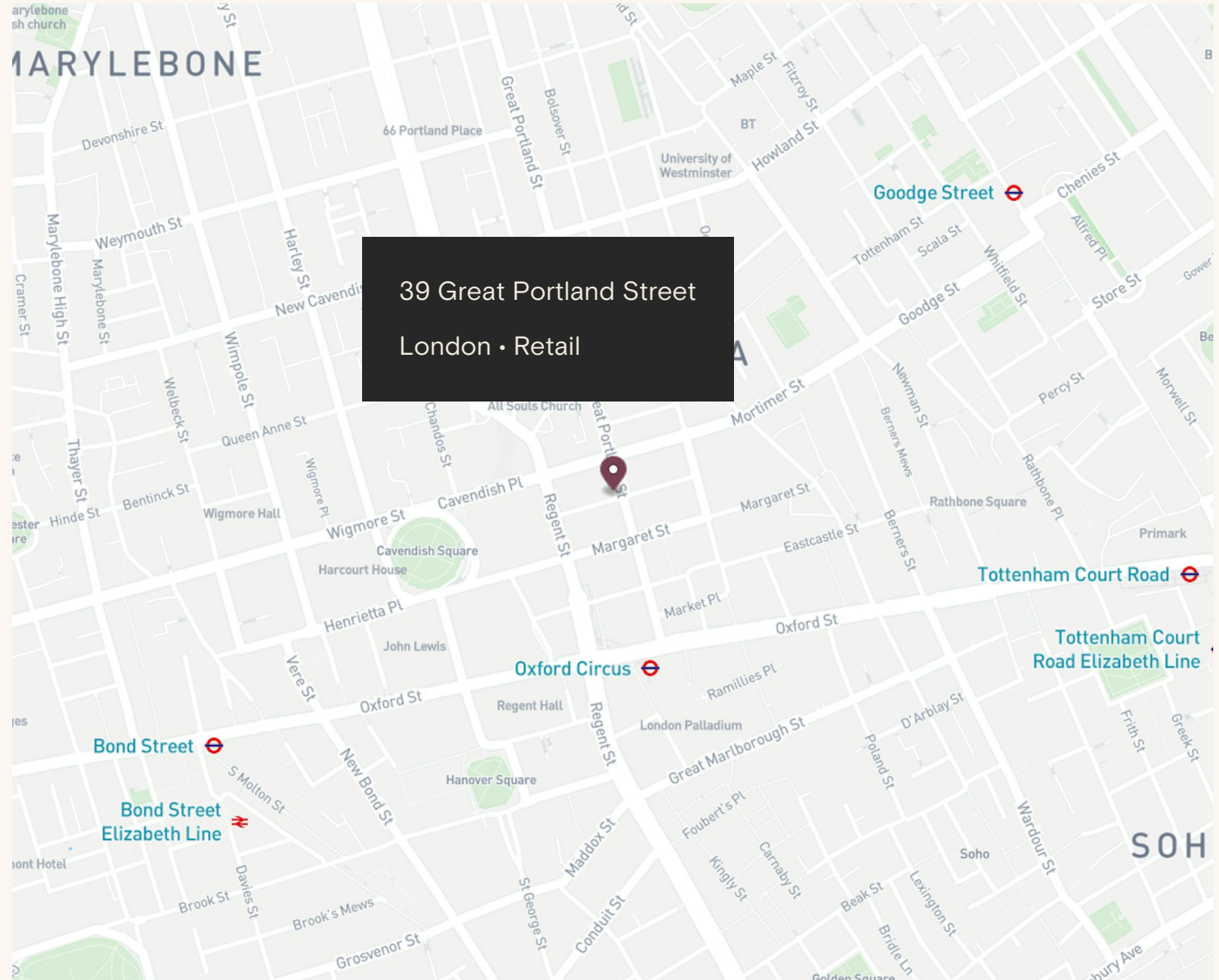


Location

This opportunity represents a highly prominent corner site with an exceptional return frontage to Little Portland Street, connecting Regent Street. Great Portland Street is a key gateway into Fitzrovia and runs parallel to Regent Street. The unit benefits from direct access via the recently pedestrianised Little Portland Street. World renowned lifestyle and speciality retailer, KITH, will open their UK flagship within the same block on Regent Street - target opening Q4 2025. Other nearby occupiers include Clutch Café, KEF Music, Rupert Sanderson, Natalino, Townhouse Nails, Arlettie and Salad Project.

Connectivity

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



39 Great Portland Street - Ground Floor and Basement

1,591 sq ft retail space across
Ground & Basement in
Fitzrovia Quarter



39 Great Portland Street - Ground Floor and Basement



39 Great Portland Street – Ground Floor and Basement



Features

- Prime Location
- Excellent Footfall
- Good Window Frontage
- Street Entrance
- Good Floor-to-Ceiling Height
- Good Natural Light

Details

Floor Area

1,591 SQ FT / 147.81 SQ M

Rent

£100,000 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
Ground	672	62.43	Available
Basement	919	85.38	Available
Total	1,591	147.81	

Schedule of Areas



FQ

Discover Fitzrovia *Quarter*



FITZROVIA QUARTER

Explore our neighbourhood

The Langham Estate

langhamestate.com

For further information call

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