

RIB

ROBERT IRVING BURNS



-LONDON W1-

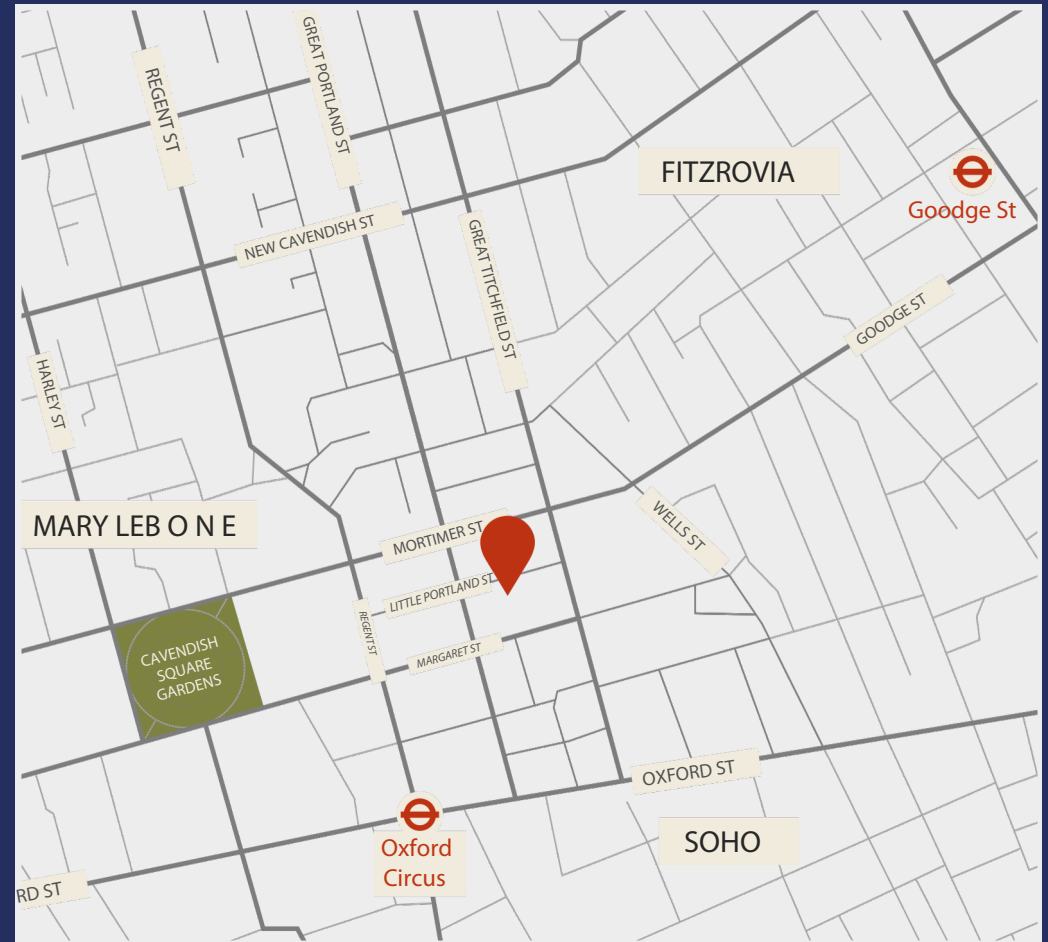
21 Little Portland Street

Location

Situated in the heart of London's West End, this refurbished office at 21 Little Portland Street is ideally located between Great Titchfield Street and Great Portland Street, in the vibrant Fitzrovia Quarter.

The property is steeped in history, as visitors to Little Portland Street tread in the footsteps of literary icons such as Charles Dickens, who was among the distinguished congregation of the now-demolished Little Portland Street Unitarian Chapel. Today, building is surrounded a variety of shops, eateries, and offices, standing testament to its enduring appeal with urban explorers.

The location offers excellent transport links, including eight underground tube lines spread across eight stations, as well as the Elizabeth Line. The nearest station, Oxford Circus



CONNECTIVITY

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

21 Little Portland Street - 1st Floor



1,282 sq ft newly refurbished space with private terrace in the heart of Fitzrovia Quarter

21 Little Portland Street - 1st Floor

Amenities

Newly Refurbished

Private Terrace

24 Hour Access

One Meeting Room

Good Natural Light

Comfort Cooling

LED Lighting

Open Plan

Wooden Flooring

Own Kitchenette

Communal WCs



DESCRIPTION

The refurbished original timber floors with old trap door elements really add to character of this special space. There is an abundance of natural light from dual aspects, generous ceiling height, new comfort cooling system, newly installed kitchen/breakout area and perimeter trunking.

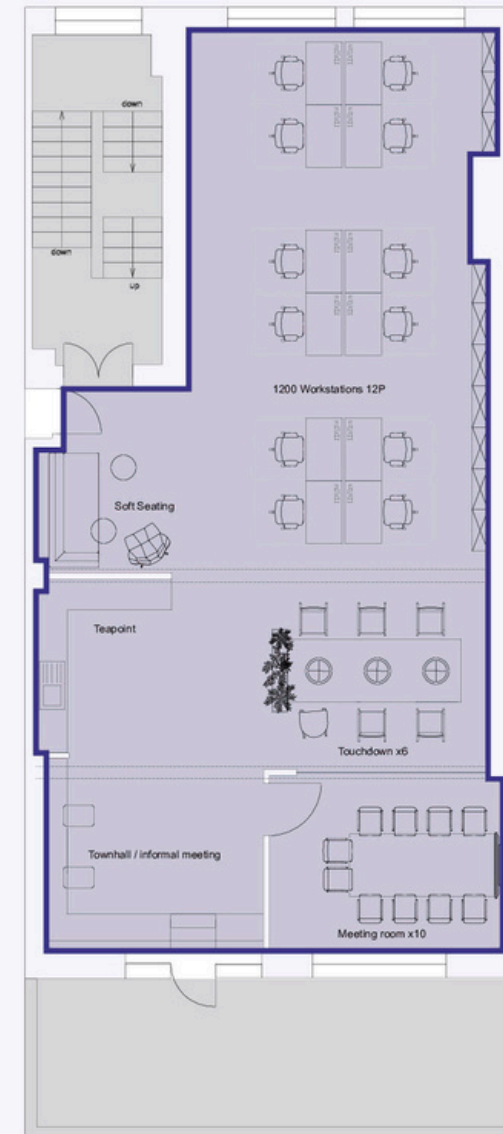
The floor further benefits from private meeting room and rear private terrace. The space is accessed from Little Portland Street up a flight of stairs.

The space can be delivered fully furnished subject separate negotiation. Please speak to a member of the team for further details.

DETAILS

Floor Area
1,282 SQ FT / 119.10 SQ M

Rent
£68 per sq ft



Financials

Total Size (sq.ft.)	1,282
Quoting Rent (p.a.)	£87,176
Estimated rates payable (p.a.)	£31,358
Service Charge	TBC
ESTIMATED OCCUPANCY COST (P.A.)	£118,534

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

LEASE

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

POSSESSION

Upon completion of legal formalities.

FLOOR PLANS

Available on request.

VAT

The building is registered for VAT

EPC

92 D

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. May 2025



Contact us

Jim Clarke

Matthew Mullan

07889 456 957
Jim@rib.co.uk

07741 909 806
Matthewm@rib.co.uk

Thomas D'arcy

Ben Kushner

07909 259 004
Thomas@rib.co.uk

020 7927 0637
Ben.k@rib.co.uk

Our Joint Agents

Daniel Yershon

020 7907 4986
daniel.yershon@langhamestate.com