

The Langham Estate



32-36 Great
Portland Street,
London, W1W 8QX

1ST FLOOR
2,279 SQ FT | 211.73 SQ M
OFFICE TO LET



Langhamestate.com

020 7580 5656

32-36 Great Portland Street - 1st Floor



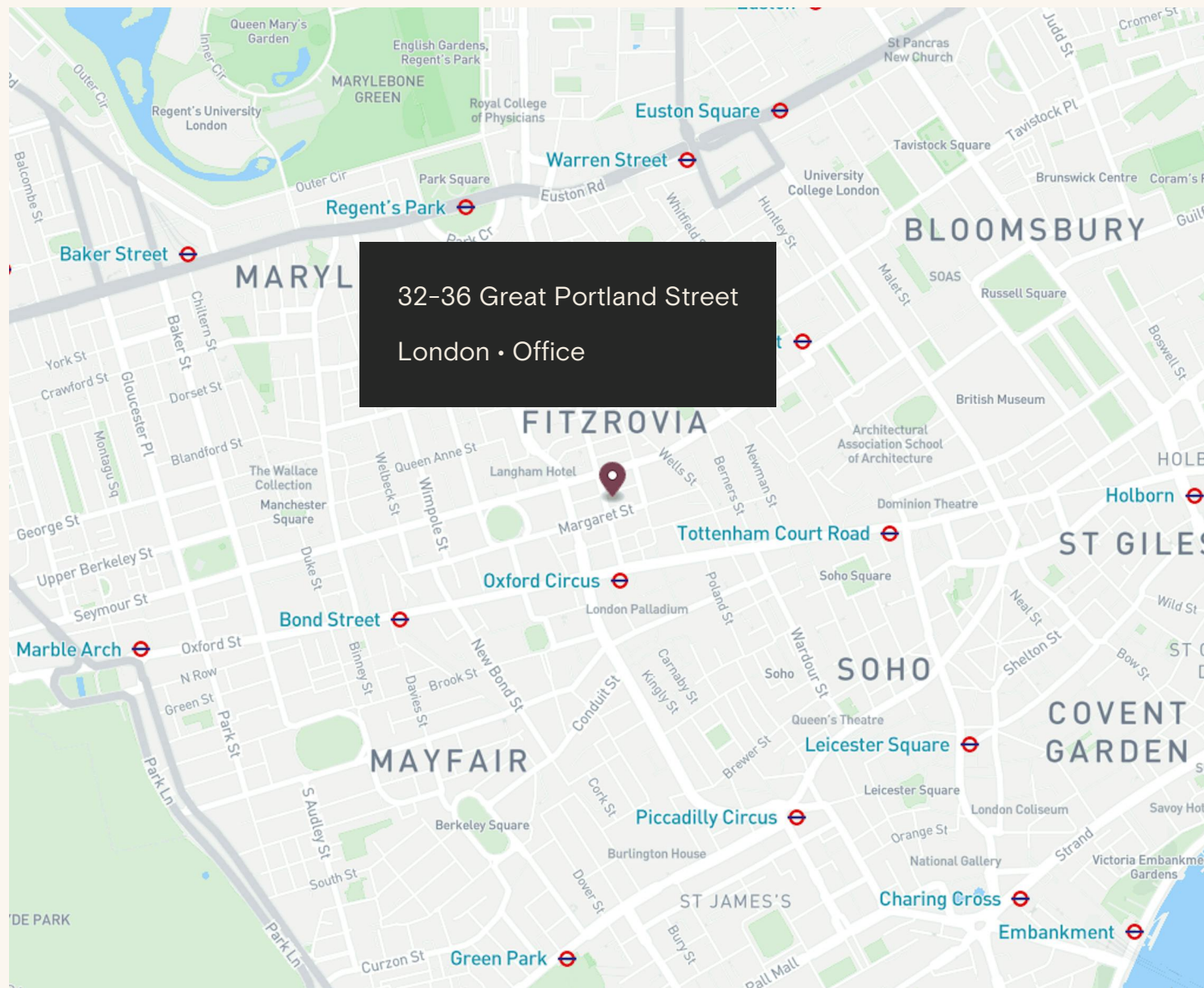
Location

The architecturally charming Great Portland Street – once at the heart of London's motor trade – buzzes with a multitude of thriving businesses. At one end of the road lies the luscious greenery of Regent's Park and at the other the vibrant energy of Oxford Street. As both a busy thoroughfare and a local shopping hub in its own right, this bustling road attracts an abundant footfall.

The property is moments away from the international retail thoroughfare of Oxford Street & Regent Street and a short walk away from Regent's Park. The area has excellent transport links including 8 underground tube lines spread across 8 stations, as well as the Elizabeth Line.

Connectivity

Oxford Circus	2 mins walk
Goodge Street	7 mins walk
Bond Street	8 mins walk
Tottenham Court Road	8 mins walk



32-36 Great Portland Street - 1st Floor

Spacious 2,279 sq ft open-plan office suite available to let





32-36 Great Portland Street - 1st Floor



32-36 Great Portland Street - 1st Floor



Features

- Open Plan
- Newly Refurbished
- Passenger Lift
- Excellent Natural Light
- 24 Hour Access
- Entryphone
- Perimeter Trunking
- Private Kitchenette
- Communal WC's
- Excellent Transport Links
- Air Conditioning

Details

Floor Area

2,279 SQ FT / 211.73 SQ M

Rent

£75 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

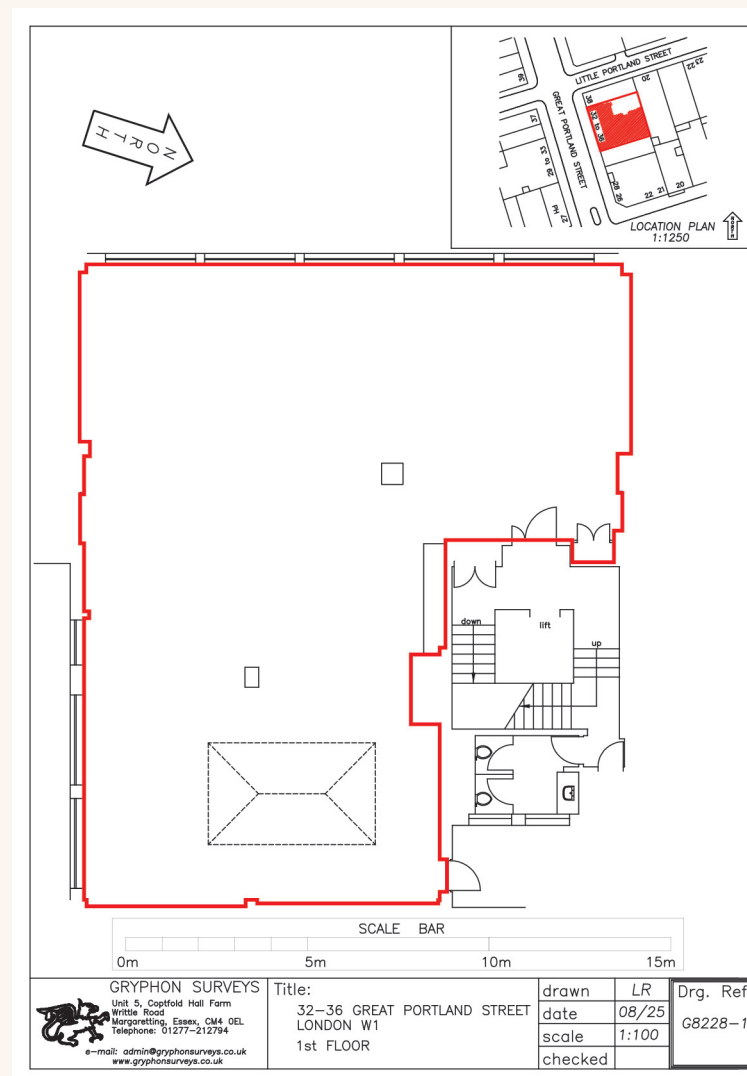
Immediate upon completion of legal formalities

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
1st	2,279	211.73	Available
3rd	1,641	152.45	Available
4th	1,636	151.99	Available
Total	5,556	516.17	

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

For further information call

020 7580 5656

Malcolm Cohen

malcolm.cohen@langhamestate.com

07526 189 462

020 7907 4983

Sabina Bathurst

sabina.bathurst@langhamestate.com

020 7907 4960

07355 603 106

