

The Langham Estate



41 Great Portland
Street, London,
W1W 7LA

WHOLE BUILDING
1,925 SQ FT | 178.84 SQ M
RETAIL TO LET



Langhamestate.com

020 7580 5656

41 Great Portland Street - Whole Building

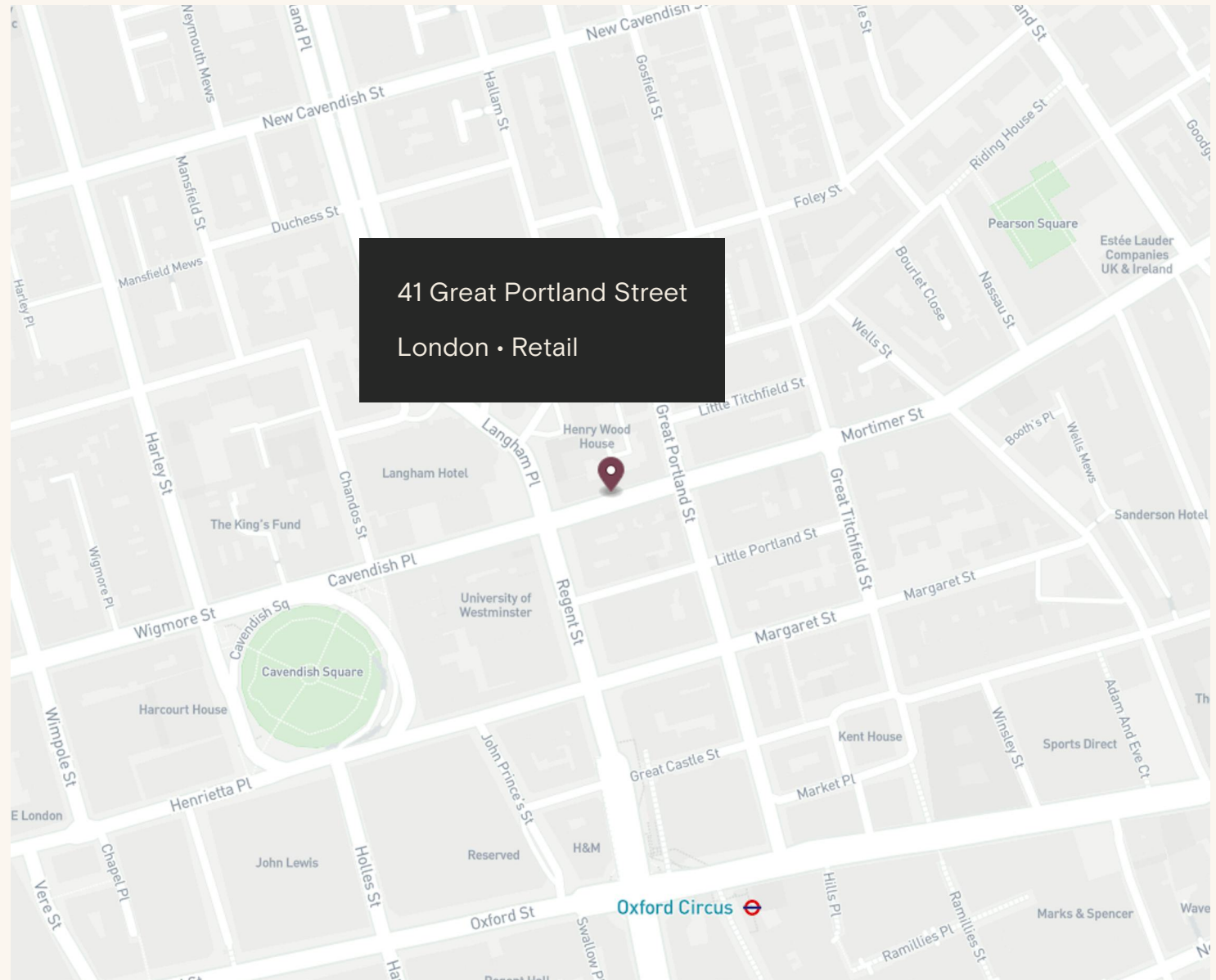


Location

Great Portland Street is a key gateway into Fitzrovia and runs parallel to Regent 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
Great Portland Street	8 mins walk



41 Great Portland Street - Whole Building



2,923 sq ft Class E premises
across multiple floors in
Fitzrovia Quarter

41 Great Portland Street - Whole Building



Features

- Kitchenette
- Good Natural Lighting
- Prime Location
- Internal Staircase
- Street Entrance
- Own WC's
- Good Window Frontage

Details

Floor Area

1,925 SQ FT / 178.84 SQ M

Rent

£125,000 per annum

Lease Terms

A new Full Repairing & Insuring Lease is available for a term by arrangement, outside the Landlord & Tenant Act 1954.

Possession

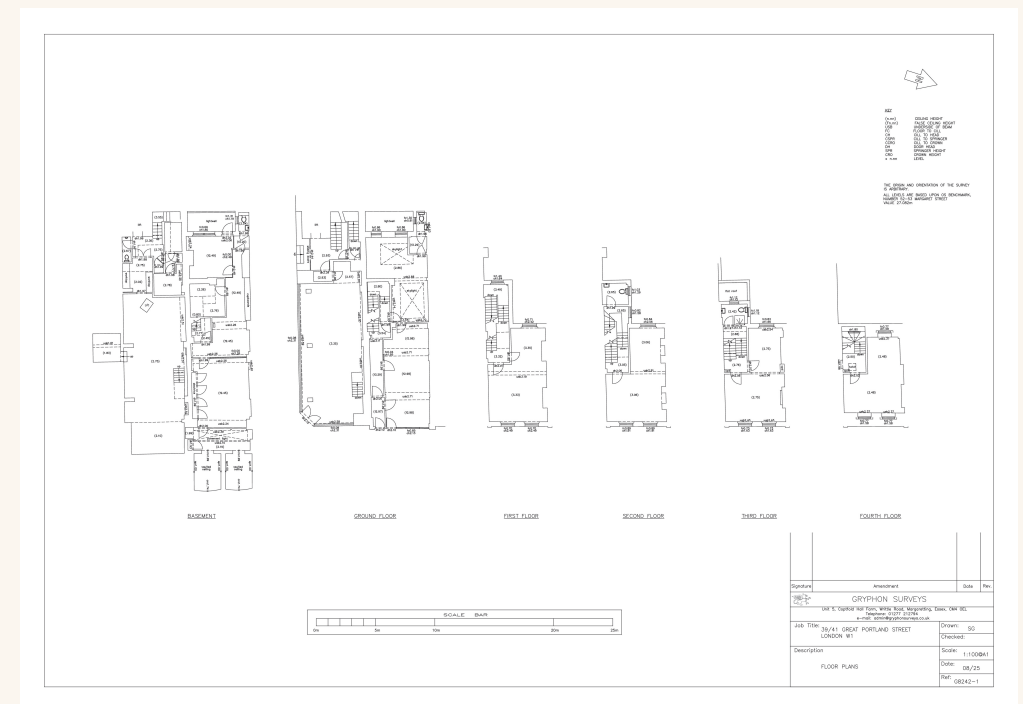
Immediate upon completion of legal formalities

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
Basement	785	72.93	Available
Basement - Vaults	209	19.42	Available
Ground	644	59.83	Available
1st	343	31.87	Available
2nd	335	31.12	Available
3rd	339	31.49	Available
4th	268	24.90	Available
Total	2,923	271.56	

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

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