



32-36 Great Portland Street

Offices to let

The
Langham
Estate

Step inside three *beautifully refurbished* offices — now available

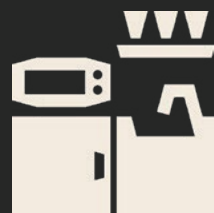
32–36 Great Portland Street is prominently positioned on the east side of Great Portland Street. The location offers a dynamic blend of creative energy and historic charm, with an array of cafés, boutiques, and galleries nearby, and sits a short stroll from the world-famous Regent Street and Oxford Street.

The property benefits from exceptional transport connectivity, with eight underground tube lines accessible from nearby stations including Oxford Circus, Great Portland Street, and Goodge Street, all just a few minutes' walk away. The area is also served by the Elizabeth Line and multiple bus routes, providing swift and convenient links across central London and beyond.

32-36 Great Portland Street

Refurbished office
spaces available to let
in the heart of Fitzrovia
Quarter, ranging from
1,640 to 2,280 sq ft

Specification



Own Kitchenette
in all units



Lift access to every floor



LED lighting



Newly refurbished



Furniture packages
available



Air Conditioning



Prime location



Communal WCs



Wood flooring



Central heating

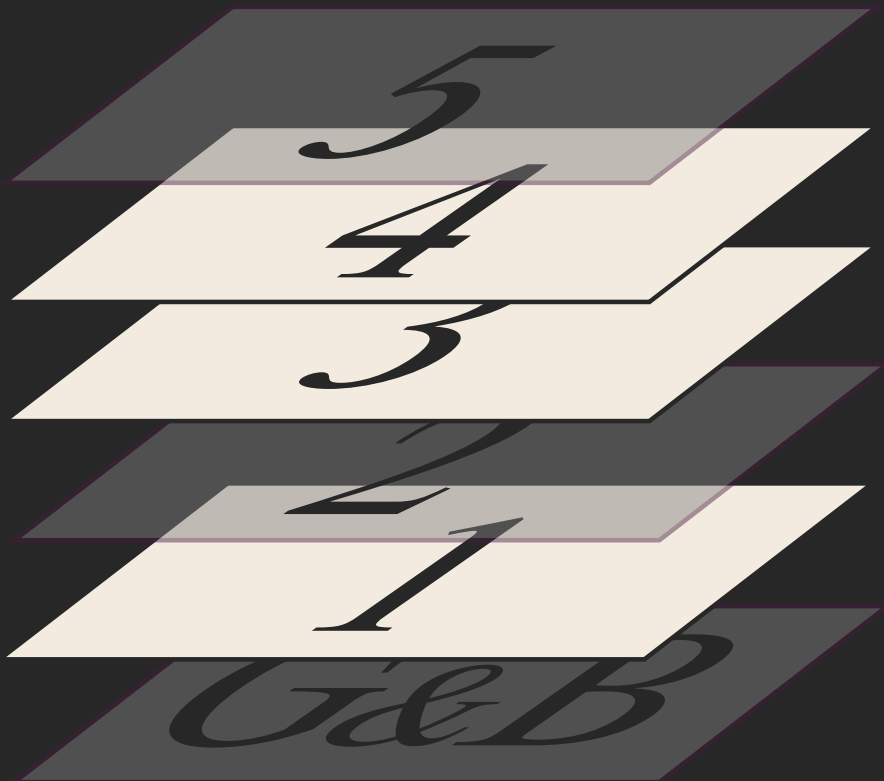


Excellent natural light



Perimeter trunking





Fifth Floor				Let
Fourth Floor	1,636 Sq Ft	151.99 Sq M		Available
Third Floor	1,641 Sq Ft	152.45 Sq M		Available
Second Floor				Let
First Floor	2,279 Sq Ft	211.72 Sq M		Available
Ground Floor & Basement				Let

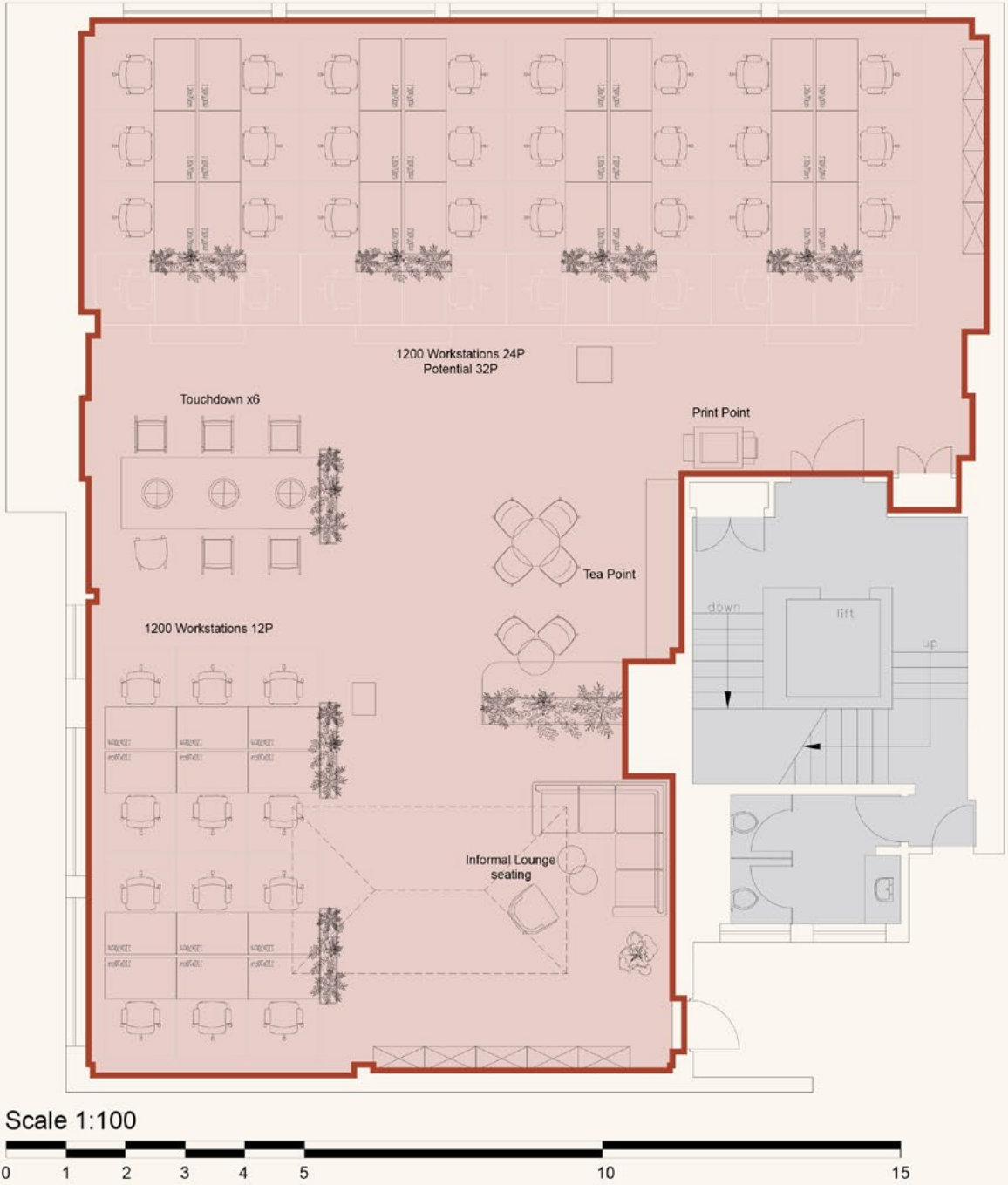
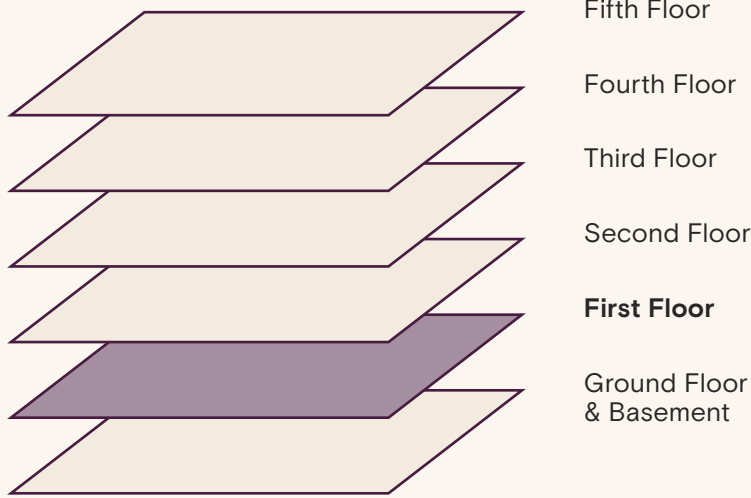


First Floor



First Floor

Office	2,279 sq.ft	211.72 sq.m.
Rent	£ 75.00 PSF	£ 170,925 PA



PROPOSED LAYOUT

Accommodation schedule	
1200 Workstations	36/44
Touchdown x6	01
Informal Lounge Seating	01
Teapoint	01
Print point	01

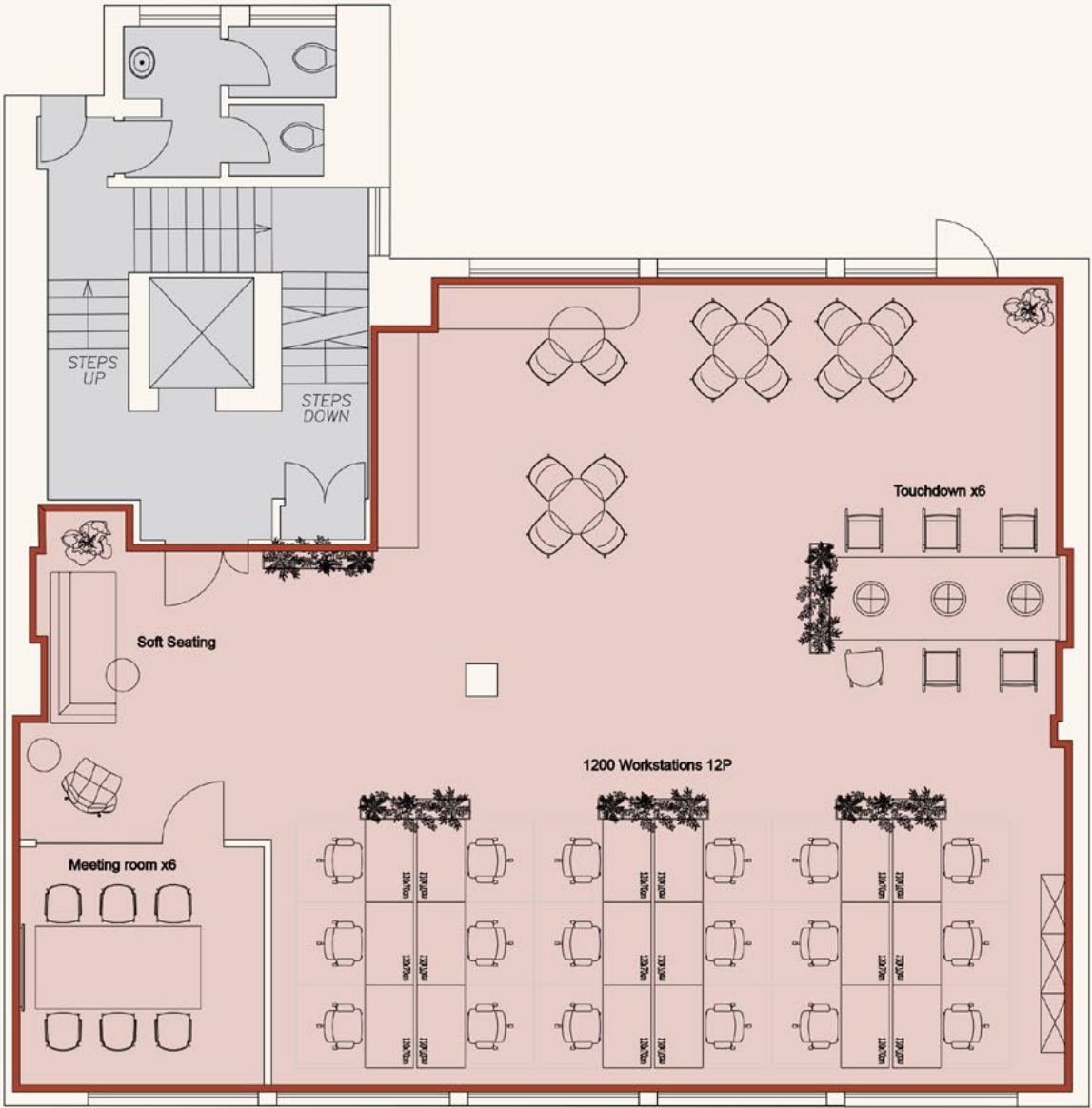
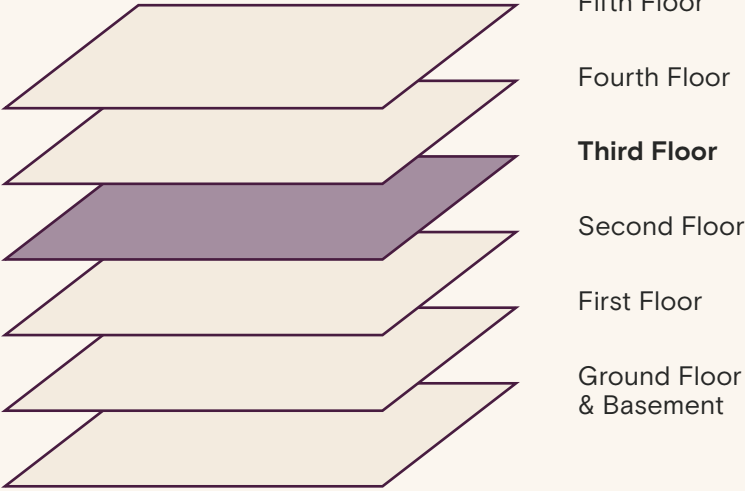


Third Floor



Third Floor

Office	1,641 sq.ft	152.45 sq.m.
Rent	£ 75.00 PSF	£ 123,075 PA



PROPOSED LAYOUT



Accomodation schedule	
1200 Workstations	12
Meeting room x6	01
Touchdown x6	01
Soft Seating	01
Teapoint	01

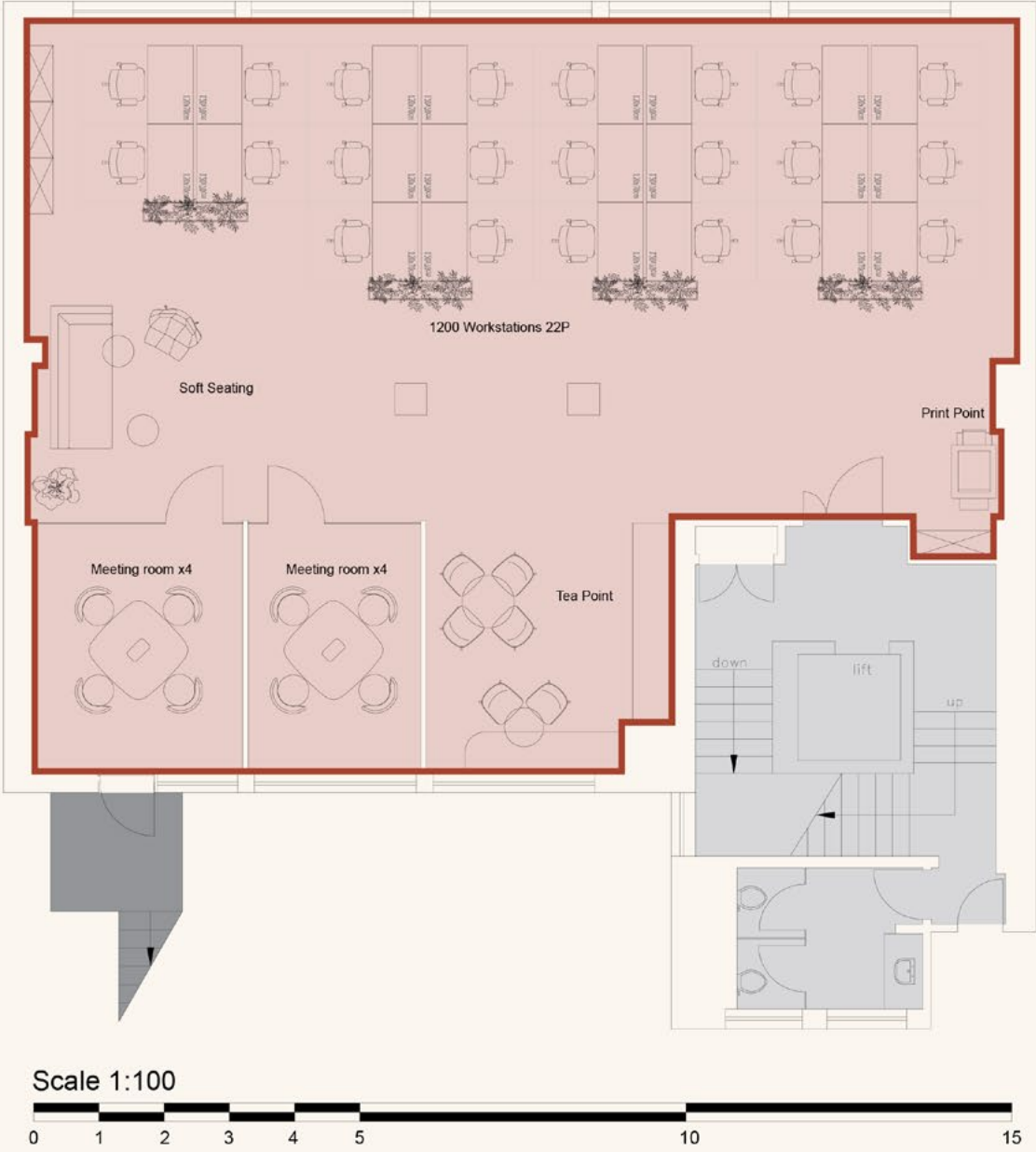
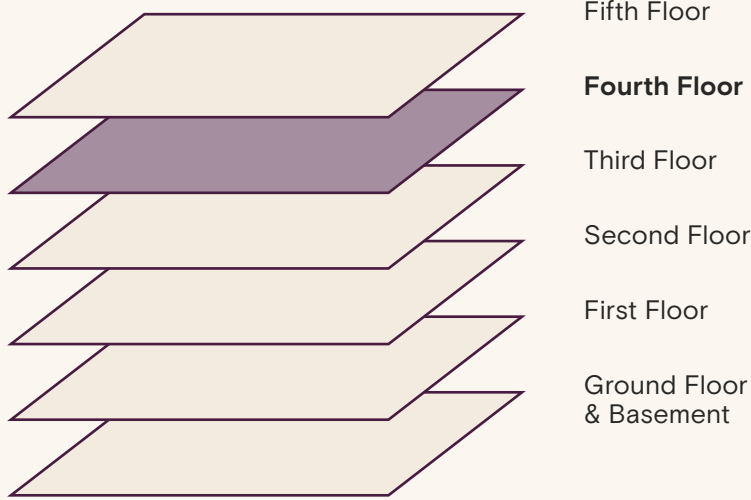


Fourth Floor



Fourth Floor

Office	1,636 sq.ft	151.99 sq.m.
Rent	£ 75.00 PSF	£ 122,700 PA



PROPOSED LAYOUT

Accommodation schedule	
1200 Workstations	22
Meeting room x4	02
Soft Seating	01
Teapoint	01
Print point	01



Covent Garden

15 Mins



Tottenham
Court Rd

7 Mins

Charing Cross

15 Mins

Soho

7 Mins

32-36
Great
Portland
Street

Oxford St

3 Mins

Oxford Circus

4 Mins

Cavendish Sq

8 Mins



Bond St

11 Mins

Goode St

10 Mins

The Location

32-36 Great Portland Street

Discover your perfect location

Food & Drinks

- 1947 London
- Arros QD
- Burger & Lobster
- Costa
- Dal Fiorentino
- Drunch
- Faros Restaurant
- Honest Burgers
- Kaffeine
- Pahli Hill & Bandra Bhai
- Rhum Tavern
- The Cocktail Club
- The Oxford Market
- The Salad Project
- The Social
- Vapiano
- Wahaca
- Yalla Yalla

Wellness

- Cavendish Clinic
- CliniCity
- F45
- FS8
- LAPO Skincare
- Nicola Clarke
- PerformancePro Fitness
- Pied de Poule
- Psycle
- REVIV
- RowBots Fitzrovia
- Solo60
- Sun Kyeong London
- the a.b.c. smile
- The Beauty Club London
- Wumman Spa

Culture & Lifestyle

- Ab-Anbar Gallery
- Cookery School
- Gillian Jason Gallery
- Gilmoora House
- Hope 93
- Pi Artworks
- Sanderson London
- The Cartoon Museum
- The London EDITION
- The Mandrake
- The Newman Hotel
- Yield Gallery

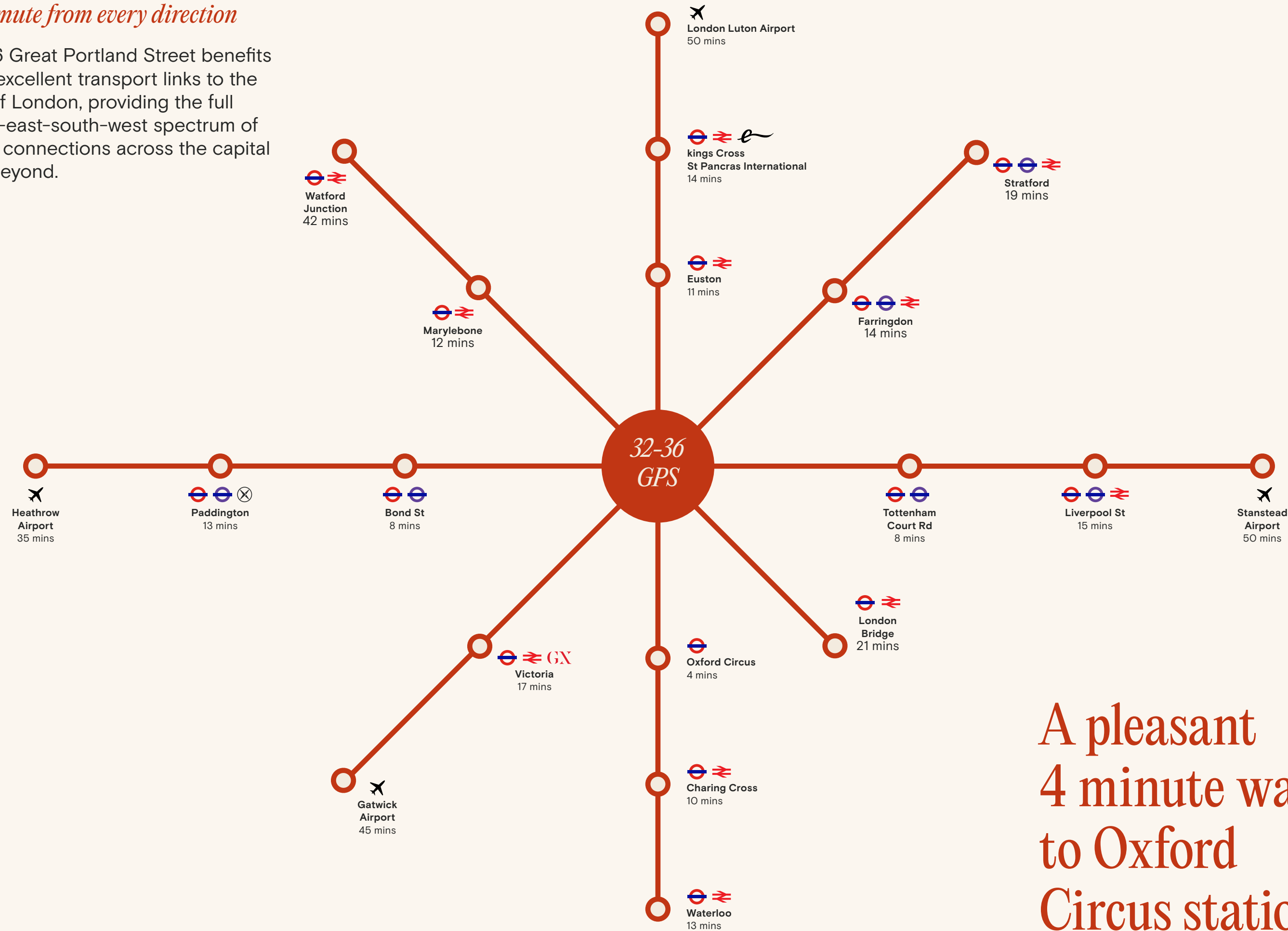
Shopping

- Arlettie
- Baltic Watches
- David Wej Lagos
- Dr Martens
- Dune
- Folk
- Hawes & Curtis Ltd.
- Holldand & Barrett
- KEF Music Gallery
- Margaret Howell
- Minotti
- Natalino
- Office
- Reiss
- Sports Direct
- The Gibson Garage
- Timberland
- Time+Tide Watches



Commute from every direction

32-36 Great Portland Street benefits from excellent transport links to the rest of London, providing the full north-east-south-west spectrum of travel connections across the capital and beyond.



A pleasant
4 minute walk
to Oxford
Circus station



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



Current EPC Rating

FQ

Life *in* Fitzrovia Quarter



FITZROVIA QUARTER



Explore our neighbourhood

Contact

32-36 Great Portland Street

For further information, please contact us
or visit the website

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