



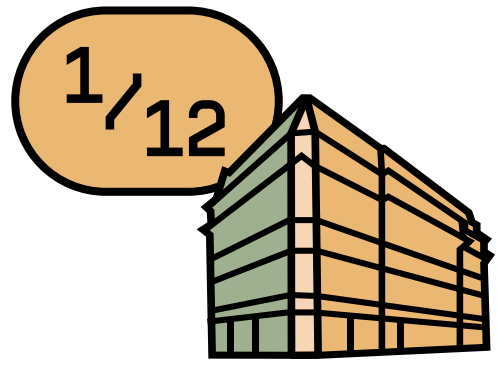
12

LITTLE
PORTLAND STREET
LONDON W1

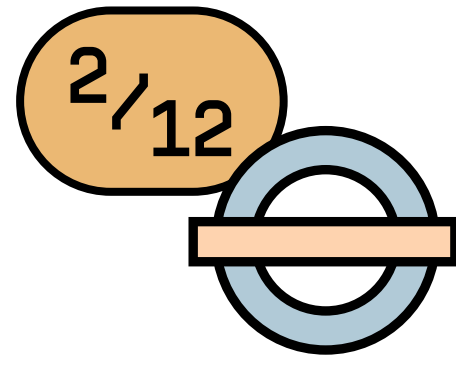
1,501 SQ. FT - 3,552 SQ. FT

Fully managed office space
by The Crown Estate

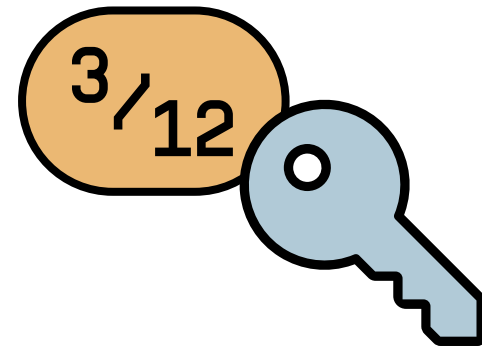




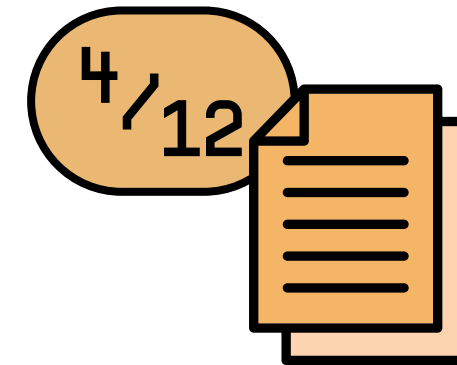
12 Little Portland Street, W1



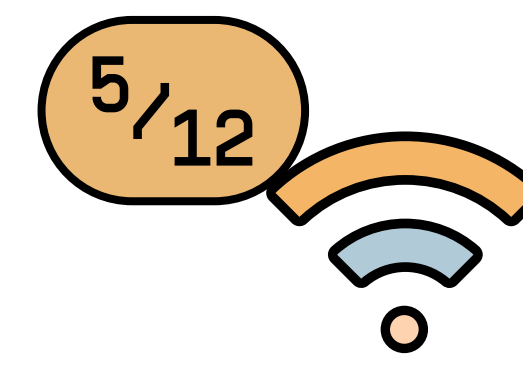
Excellent
connectivity



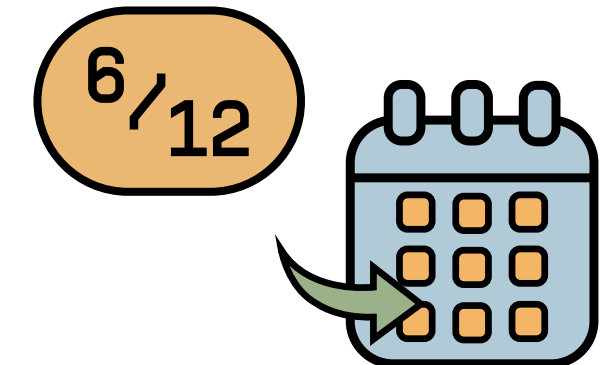
All inclusive rent



Fully managed

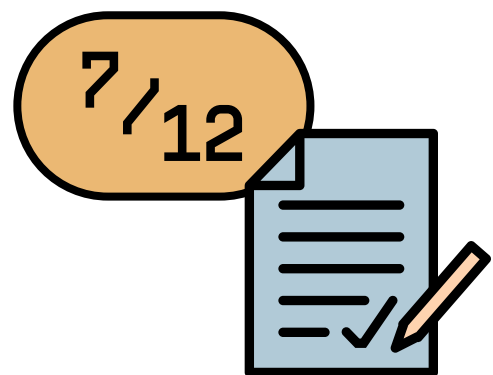


Plug and play
fibre enabled

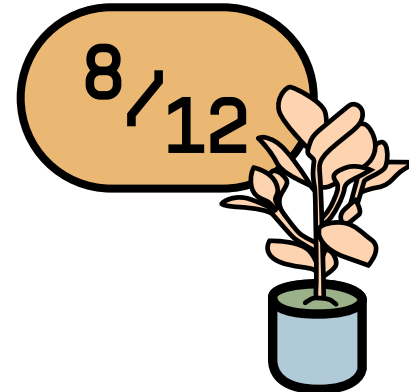


Flexible lease
available

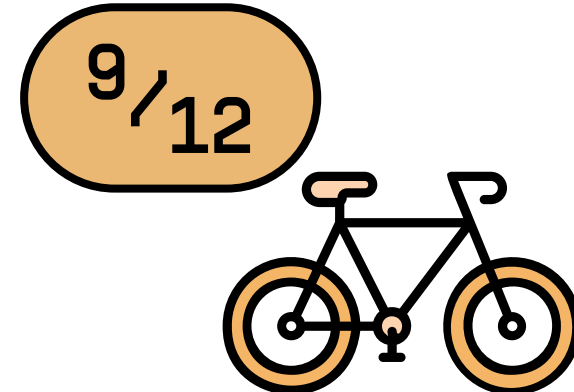
12 LITTLE HIGHLIGHTS



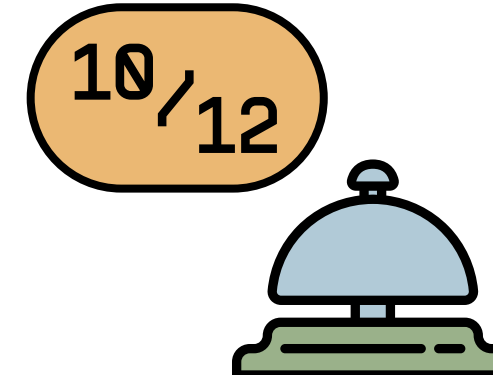
Delivered by
The Crown Estate



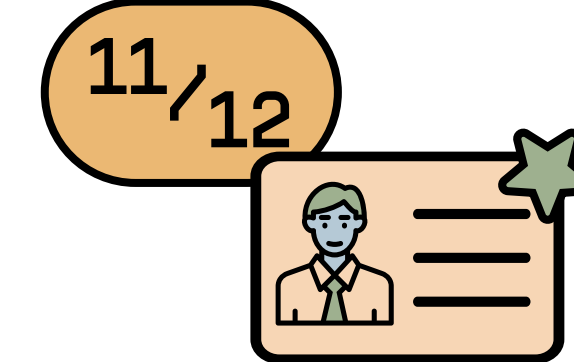
Fully fitted
& furnished



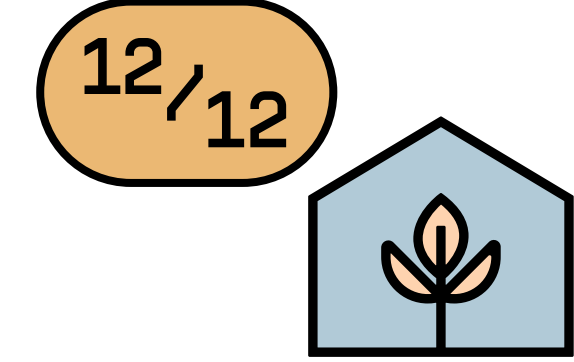
Bike racks
& showers



Manned reception



West End club
membership



BREEAM rating
"Very Good"



AN ELEGANT OFFICE BUILDING

12 Little Portland Street offers over 19,000 Sq. Ft of newly refurbished and fully fitted and managed office space, nestled between stylish Fitzrovia and bustling Soho.

A contemporary, bright reception welcomes you through to the newly refurbished office accommodation, arranged over six floors and fully fitted to the highest of standards, offering space for immediate occupation.

Floor (North)	Sq. Ft	Floor (South)	Sq. Ft
Six	LET	Six	LET
Five	1,501	Five	LET
Four	LET	Four	LET
Three	LET	Three	3,552
Two	LET	Two	LET
One	1,763	One	LET
Total	3,264		3,552

Net Internal Areas, subject to verification

1st Floor Plan (North)

1,763 Sq. Ft | 167 Sq. M



5th Floor (North)

1,501 Sq. ft | 139 Sq. M



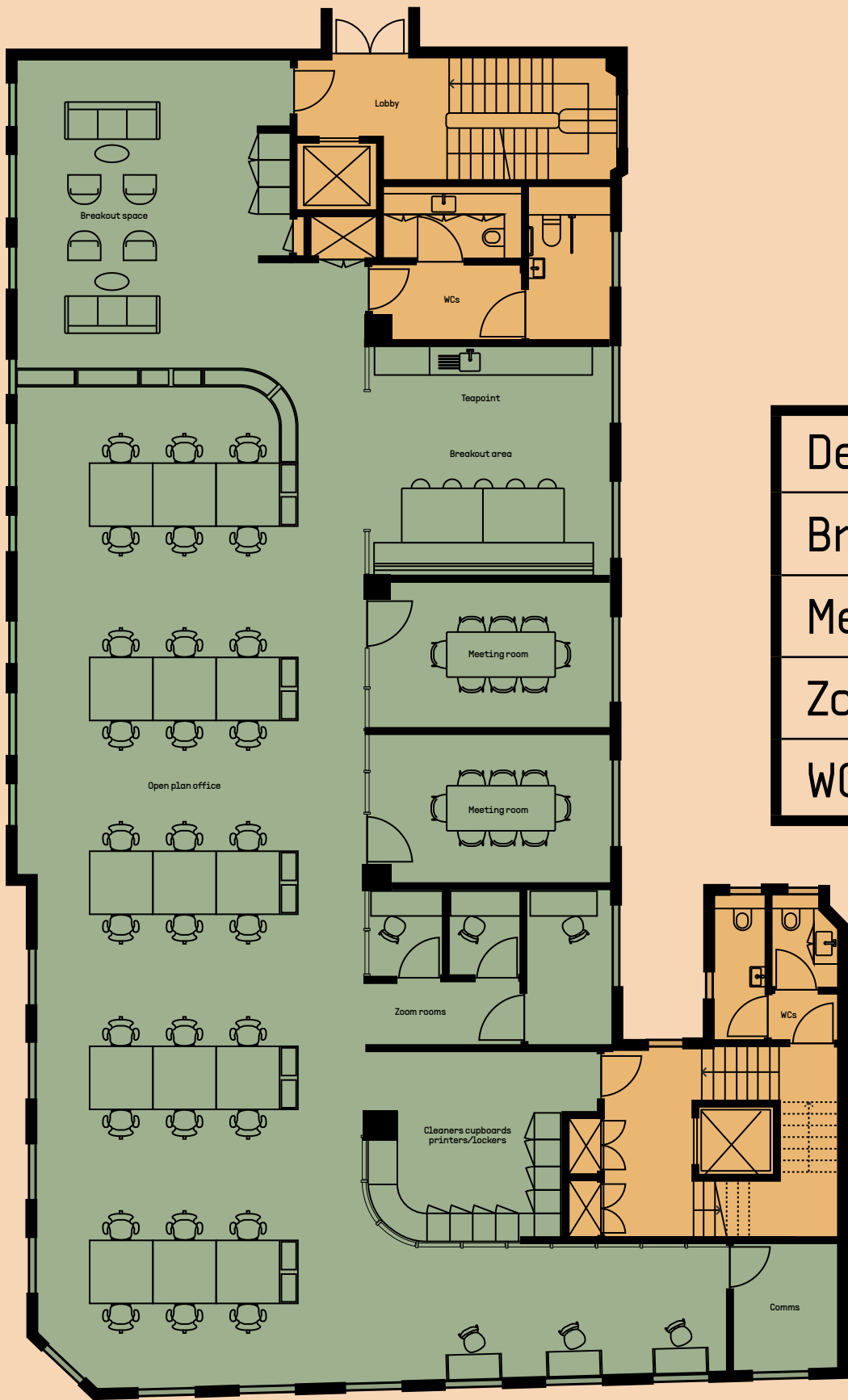
3th Floor (South)

3,552 Sq. Ft | 332 Sq. M

Little Portland Street

Regent Street

Margaret Street



Desks	30
Breakout Area	02
Meeting Rooms	02
Zoom Rooms	03
WC	04





Floor 2 (South) open plan workstations





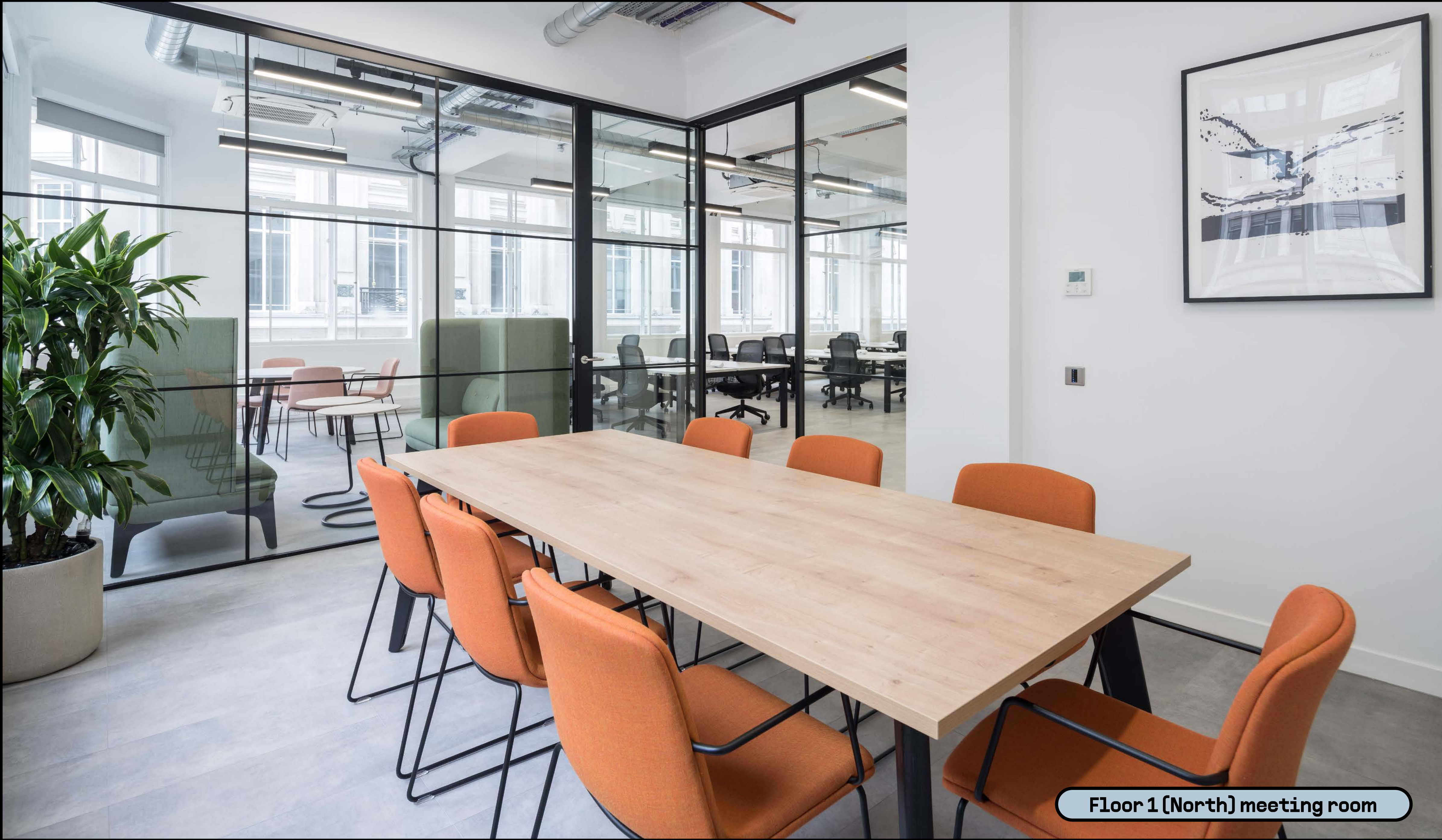
Floor 5 (South) kitchen



Roof terrace



Floor 1 (North)



Floor 1 (North) meeting room





PLACES & SPACES TO BE



Restaurants

1. Little Social
2. Goodman, Mayfair
3. Beast
4. Sketch
5. The MAINE
6. The Cocktail Club
7. Artesian
8. Burger & Lobster
9. LPM Restaurant & Bar
10. KIN Cafe
11. Ergon Deli
12. Willows On The Roof
13. 108 Brasserie



Hotels

1. Claridge's
2. The Langham, London
3. The Marriott Hotel
4. The Mandeville Hotel
5. The Beaumont
6. The Marylebone Hotel



Gyms

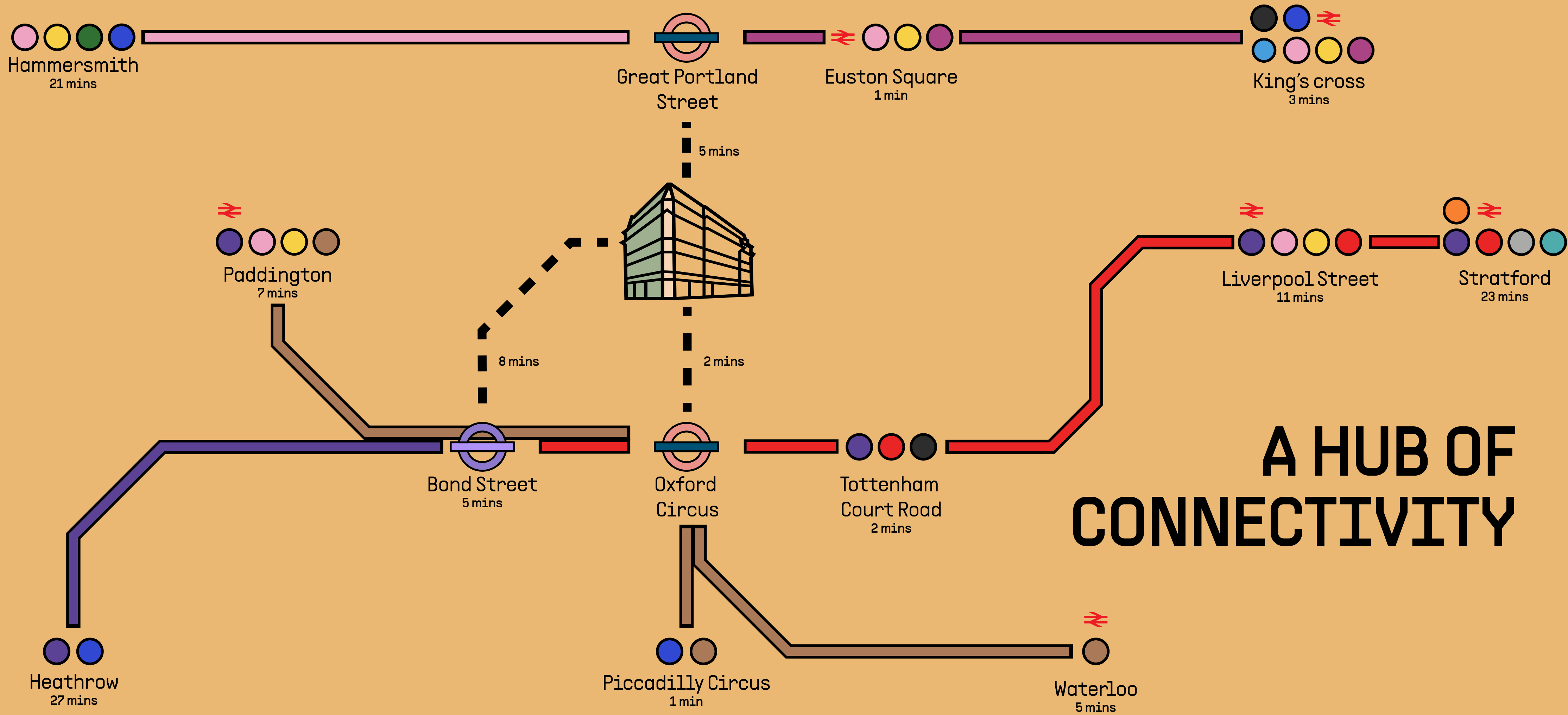
1. Marshall St., Spa & Leisure
2. Fitness First
3. Barry's Soho
4. The Gym Group
5. ROWBOTS Fitzrovia
6. West 1 Health
7. Pure Gym



Shops

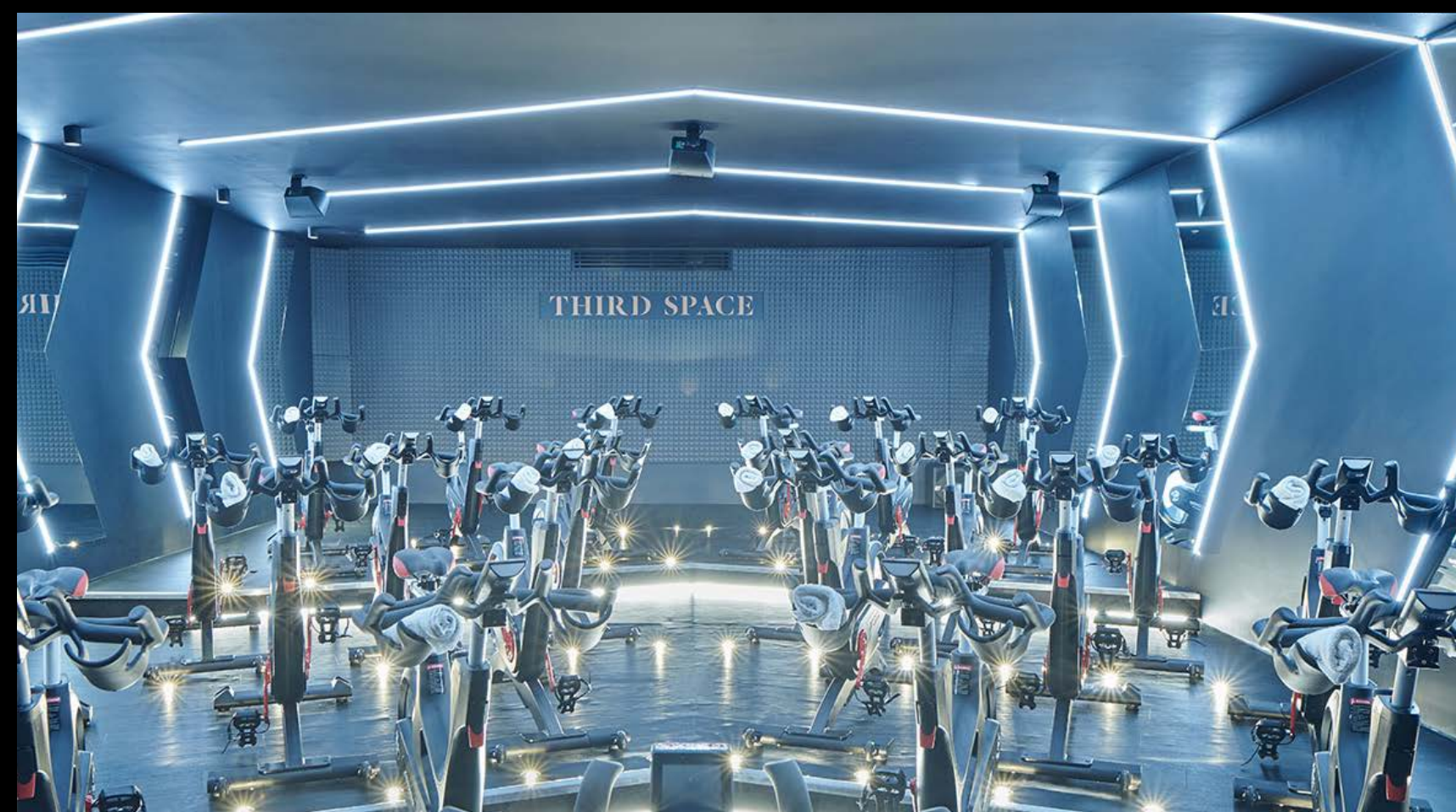
1. Apple Regent Street
2. Selfridges
3. John Lewis & Partners
4. Savile Row
5. Hamleys
6. Nike Town
7. Luca Faloni
8. Rixo





A HUB OF
CONNECTIVITY

FIND WHAT YOU NEED RIGHT NEXT DOOR



A FINE SELECTION OF PARTNERS

We believe in championing and opening doors for others, which is why we're proud that many of our long-term customers are leaders in their respective industries.

SUNSPEL
ENGLAND 1860

BURBERRY

amazon

millennium



ARES

generation_

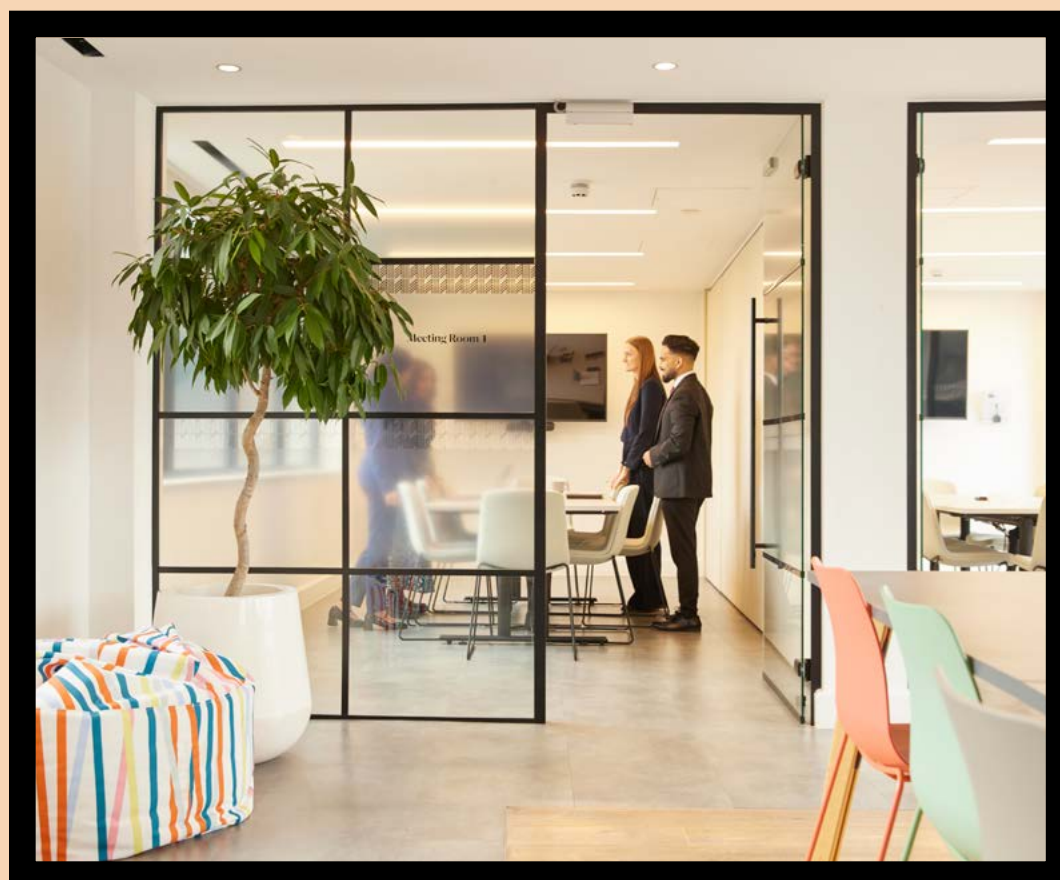
CARLYLE

Microsoft



PERKS OF BEING PART OF THE CROWN ESTATE COMMUNITY

WORKSPACES+



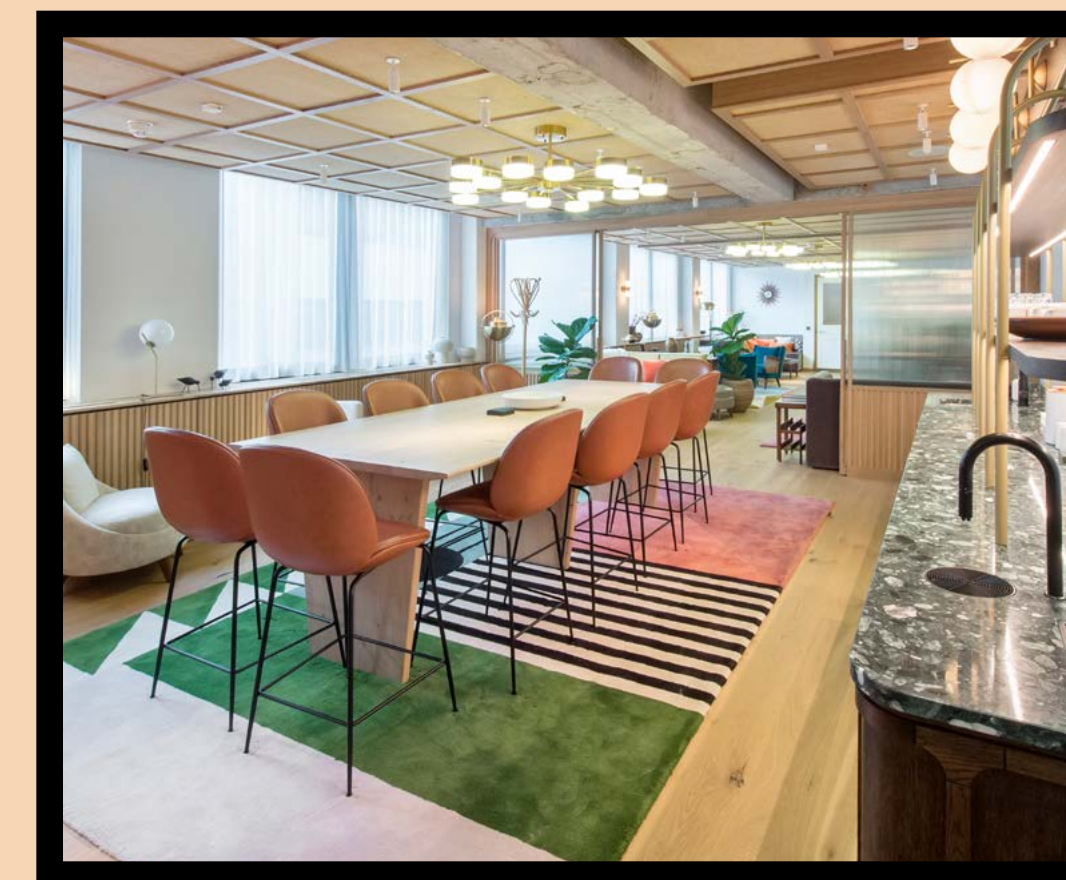
5 SWALLOW PLACE

Customers benefit from complimentary use of shared meeting rooms, designed to support productivity, collaboration, and creativity—all included as part of your workspace experience.



ONE HEDDON STREET

Book the boardroom, venue space, or rooftop terrace at a preferential rate—offering flexible, beautifully designed options for meetings, events, or team gatherings in the heart of the West End.



6 BABMAES STREET

Preferential rates are available for booking meeting rooms, the event space, lounge, an entire floor, or even the whole building. To enjoy the space on a flexible, day-by-day basis, customers can purchase a day pass—giving access to a beautifully designed environment that feels both welcoming and homely, whenever it suits their schedule.



WORKSPACES+

WELLBEING PROGRAMME

Customers enjoy exclusive access to our wellbeing programme, designed to support both physical and mental wellbeing. From energising classes to inspiring talks and events, it's an opportunity to recharge, connect, and thrive.

EXCLUSIVE OFFERS & EVENTS NEWSLETTER

We regularly collaborate with our partners across the portfolio, bringing customers access to exclusive offers, experiences, and events. Sign up to our events newsletter to stay in the loop with everything happening across the community—from retail previews and pop-up tastings to wellness workshops and networking socials.

WEST END CLUB MEMBERSHIP

The New West End Club offers a range of benefits and events across the area—from exclusive experiences to local insights and networking opportunities. As a customer of The Crown Estate, you're eligible to register as a member and enjoy everything the club has to offer.



WORKSPACES+ BY THE CROWN ESTATE

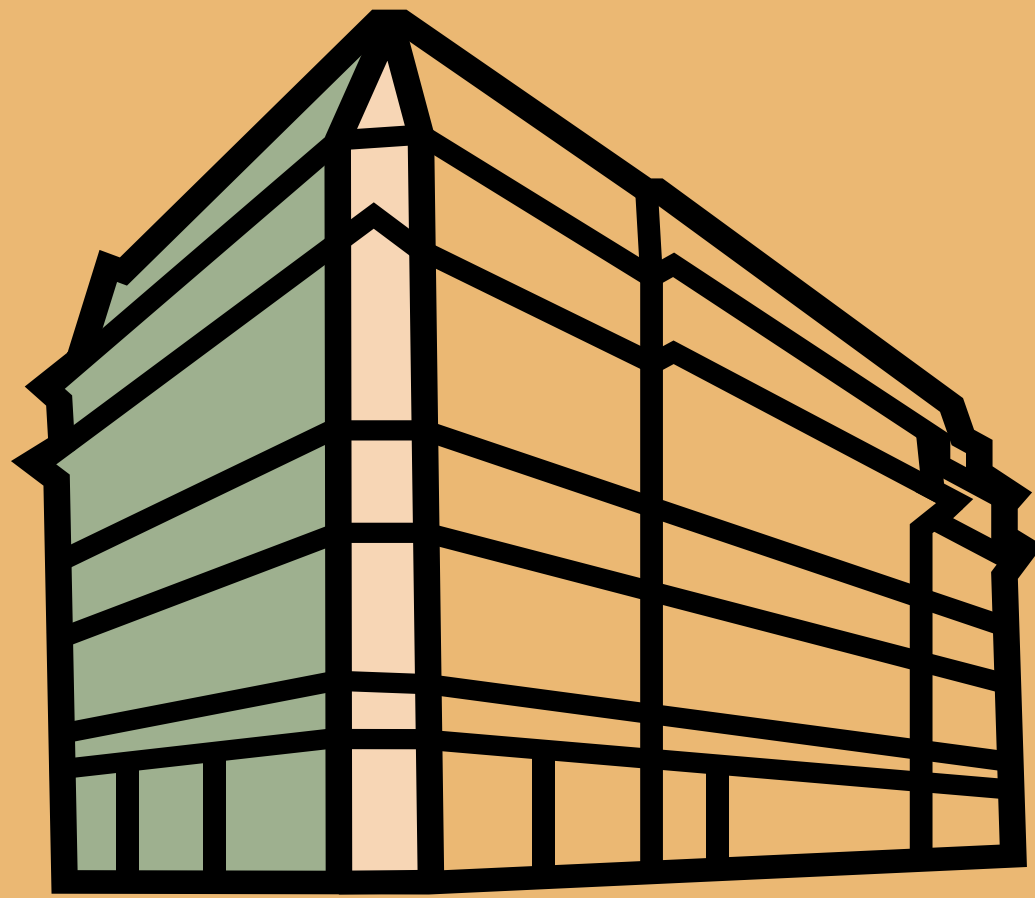
Delivering more than just office space. Workplaces+ gives you the flexibility to work your way.

Workplaces+ Benefits:

- Access to fitness and wellbeing classes
- Access to talks and networking events
- Exclusive discounts for bookable meeting rooms
- 24/7 maintenance support
- 24/7 security
- Exclusive discounts for internal and external event spaces
- Bespoke perks and discounts around the portfolio



WHAT IS MANAGED?



RENT

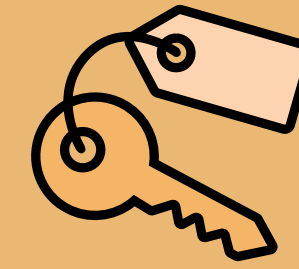
Fully inclusive

LEASE

Minimum 24 months terms

SUPPORT

Dedicated community manager



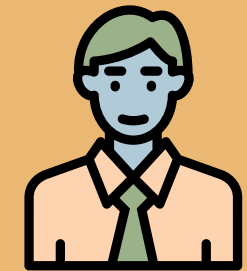
Fully inclusive rent

All occupational costs included



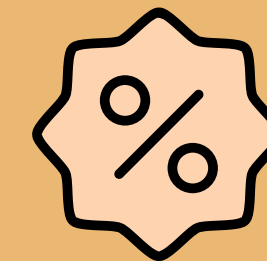
Simple flexible lease

Short-form and short-term agreements



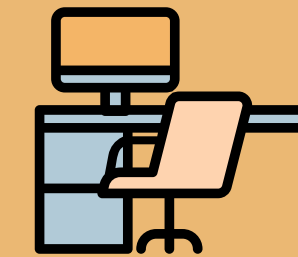
Dedicated community manager

Here to help with all your day to day needs



Exclusive discounts

On meeting rooms, event space and roof terrace



Beautifully designed workspaces

Perfect for focused and collaborative work



Private office

Your own entrance, kitchenette, open desks, meeting rooms, offices, and store room



Plug and play

Ready from day one with internet, crockery and cutlery included so you don't have to worry about a thing



Meeting rooms

AV enabled private meeting rooms

FOR FURTHER INFORMATION PLEASE CONTACT ONE OF OUR AGENTS



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