



42-48 Great Portland Street

Offices to let

The
Langham
Estate

Step inside four *beautifully refurbished* offices — now available

42–48 Great Portland Street is prominently positioned on the east side of Great Portland Street, just moments from Oxford Street and nestled within the energetic Fitzrovia Quarter. The location combines a rich mix of creativity, commerce, and lifestyle, with world-class dining, shopping, and cultural destinations all within walking distance.

The property benefits from excellent transport connections, with Oxford Circus, Goodge Street, and Great Portland Street stations close by, providing access to the Central, Victoria, Bakerloo, Metropolitan, Circle, Hammersmith & City, and Northern lines. The Elizabeth Line at nearby Tottenham Court Road further enhances connectivity, ensuring swift links across London and beyond.

42-48 Great Portland Street

Refurbished office
spaces available to let
in the heart of Fitzrovia
Quarter, ranging from
784 to 1,480 sq ft

Specification



Own Kitchenette
in all units



Lift access to every floor



LED lighting



Newly refurbished



Furniture packages
available



Air Conditioning



Prime location



Own WCs in all units



Wood flooring



Central heating

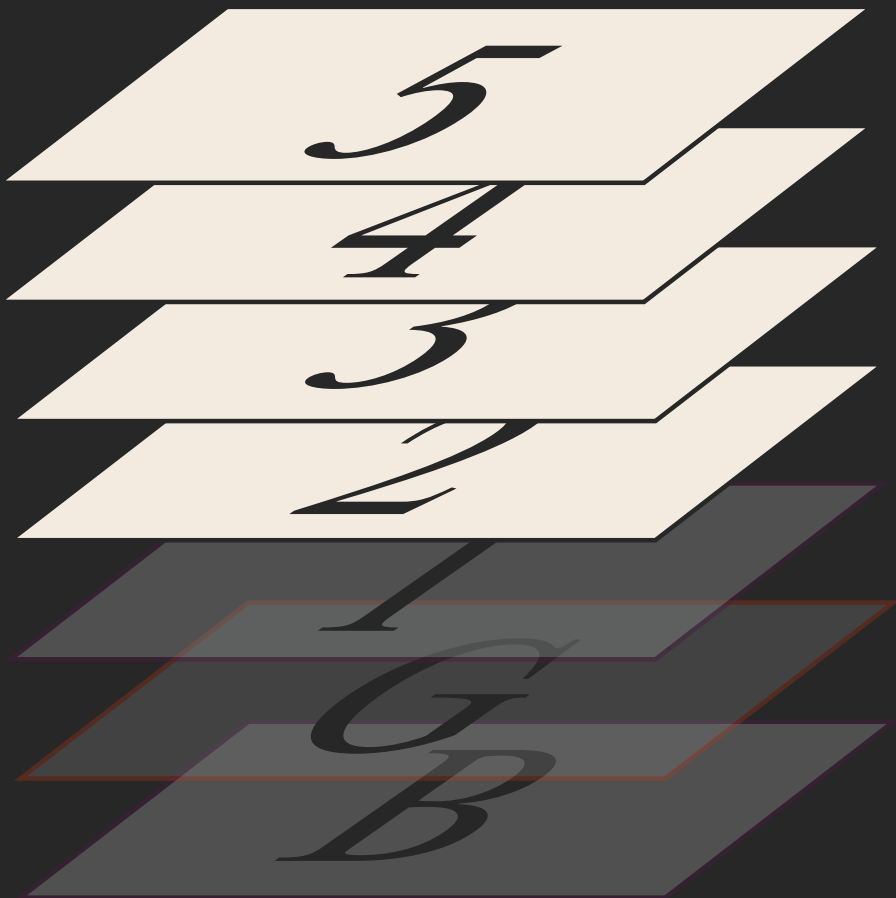


Excellent natural light



Perimeter trunking





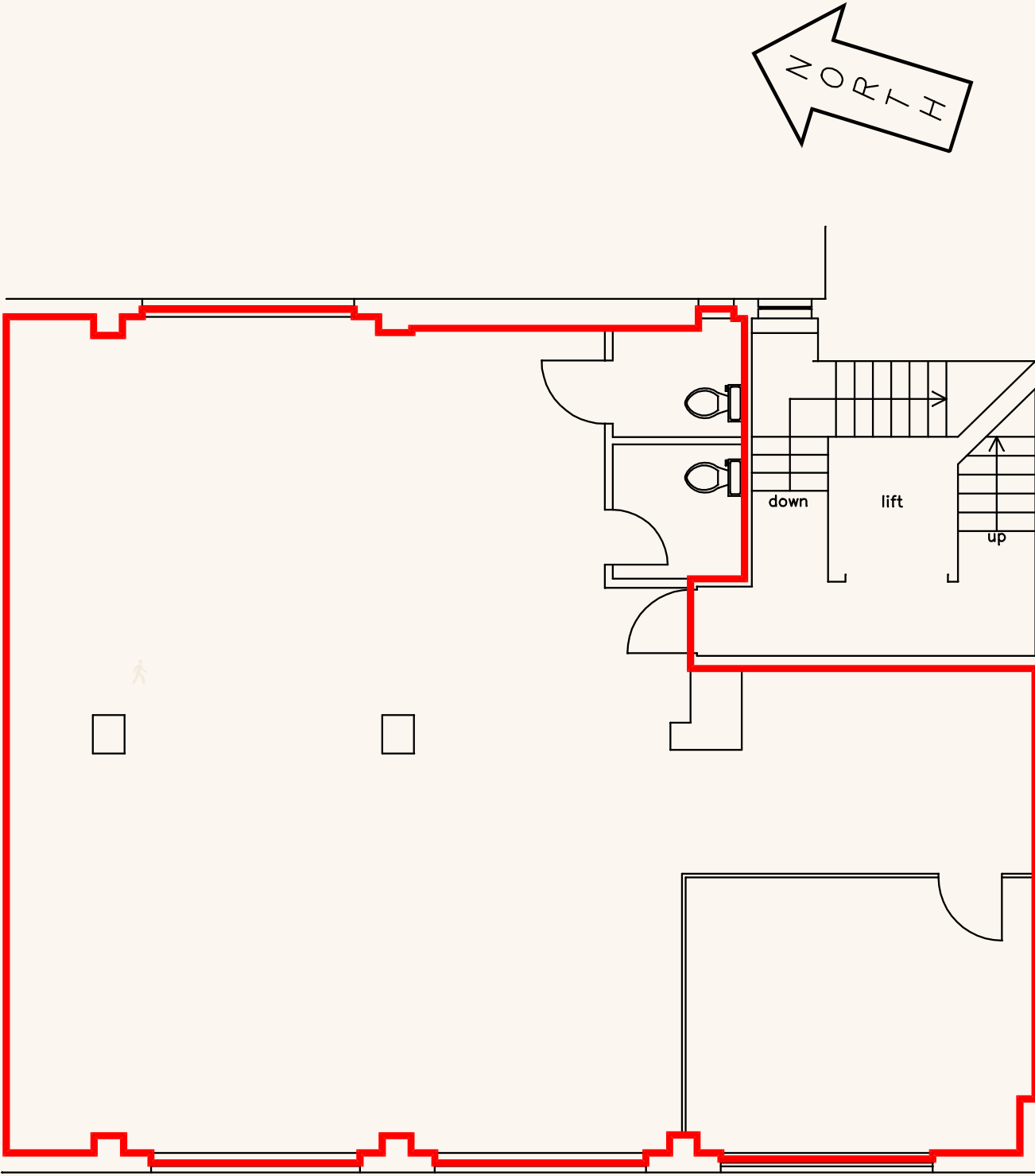
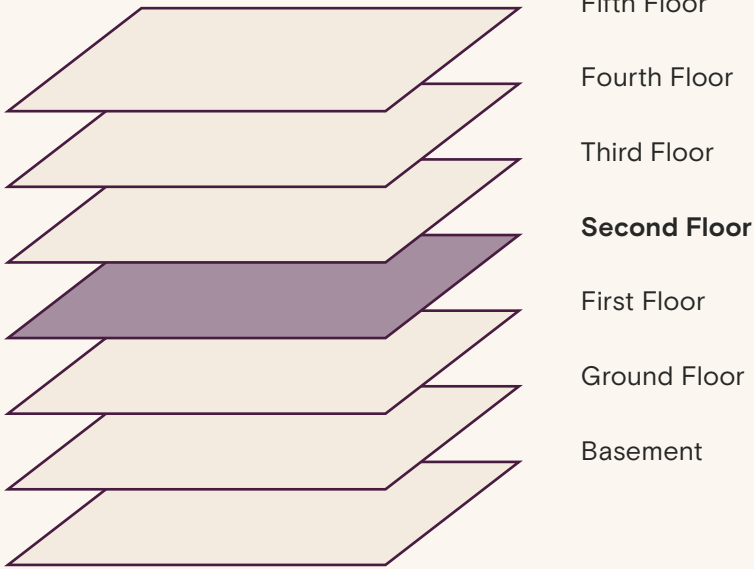
Fifth Floor	784 Sq Ft	72.84 Sq M	Available
Fourth Floor	1,480 Sq Ft	137.49 Sq M	Available
Third Floor	1,433 Sq Ft	133.13 Sq M	Available
Second Floor	1,440 Sq Ft	133.78 Sq M	Available
First Floor			Let
Ground Floor			Let
Basement			Let





Second Floor

Office	1,440 sq.ft	133.78 sq.m.
Rent	£ 75.00 PSF	£108,000 PA



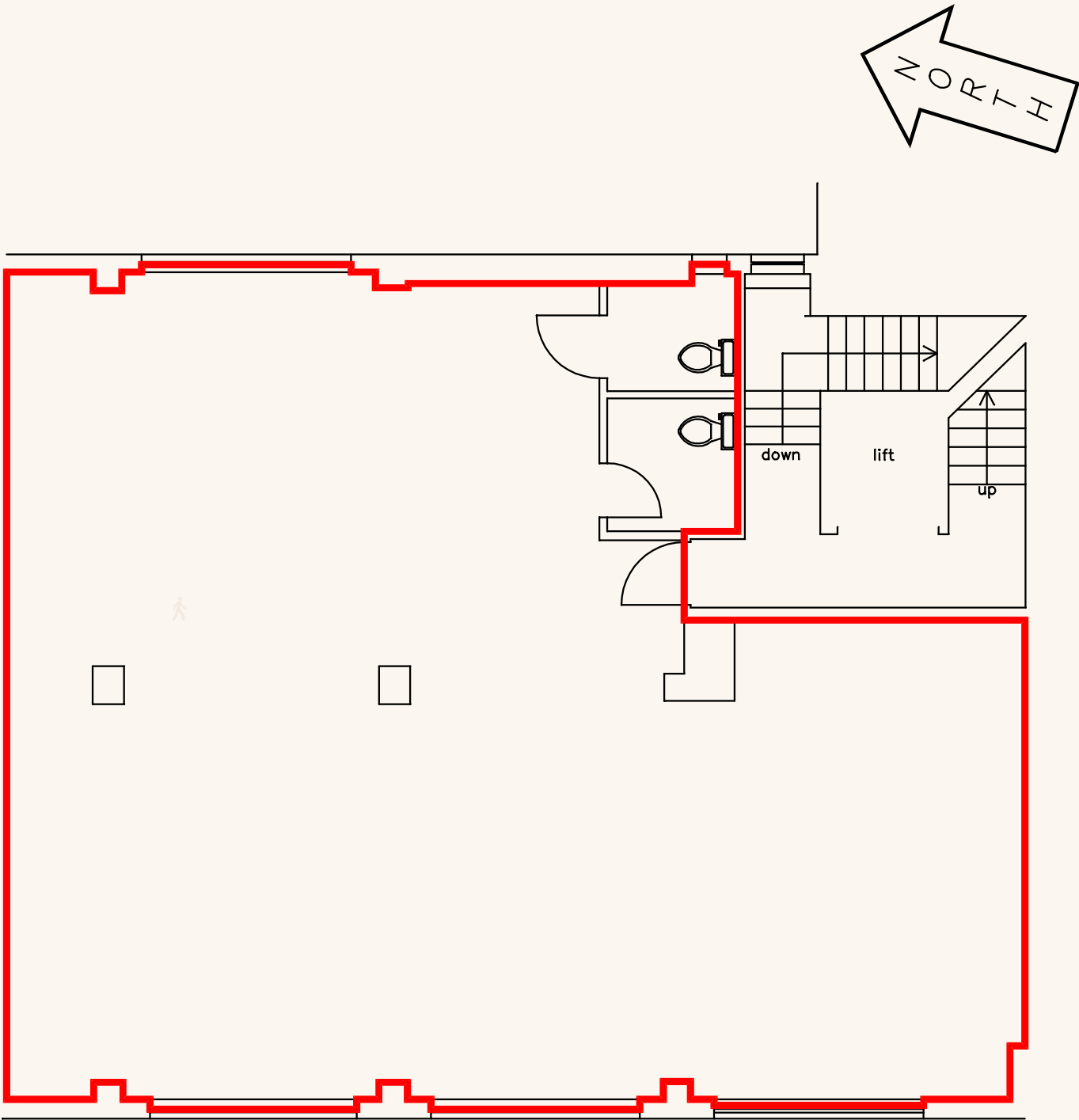
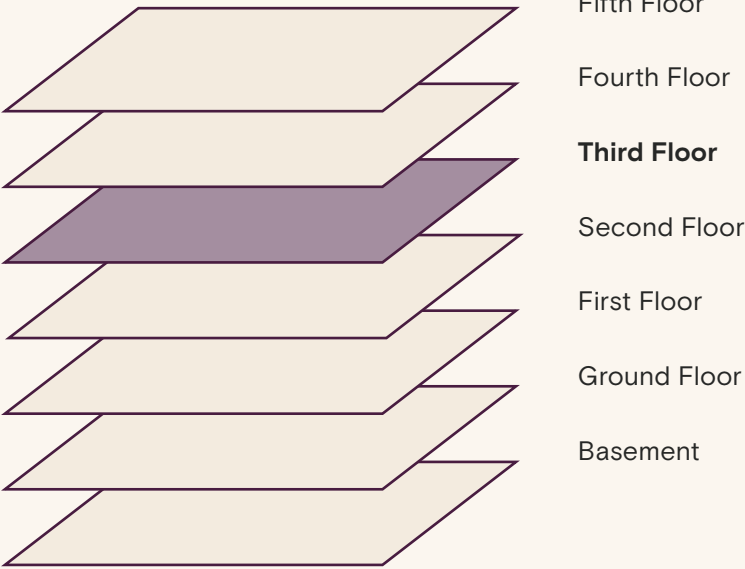


Third Floor



Third Floor

Office	1,433 sq.ft	133.13 sq.m.
Rent	£ 70.00 PSF	£ 100,310 PA



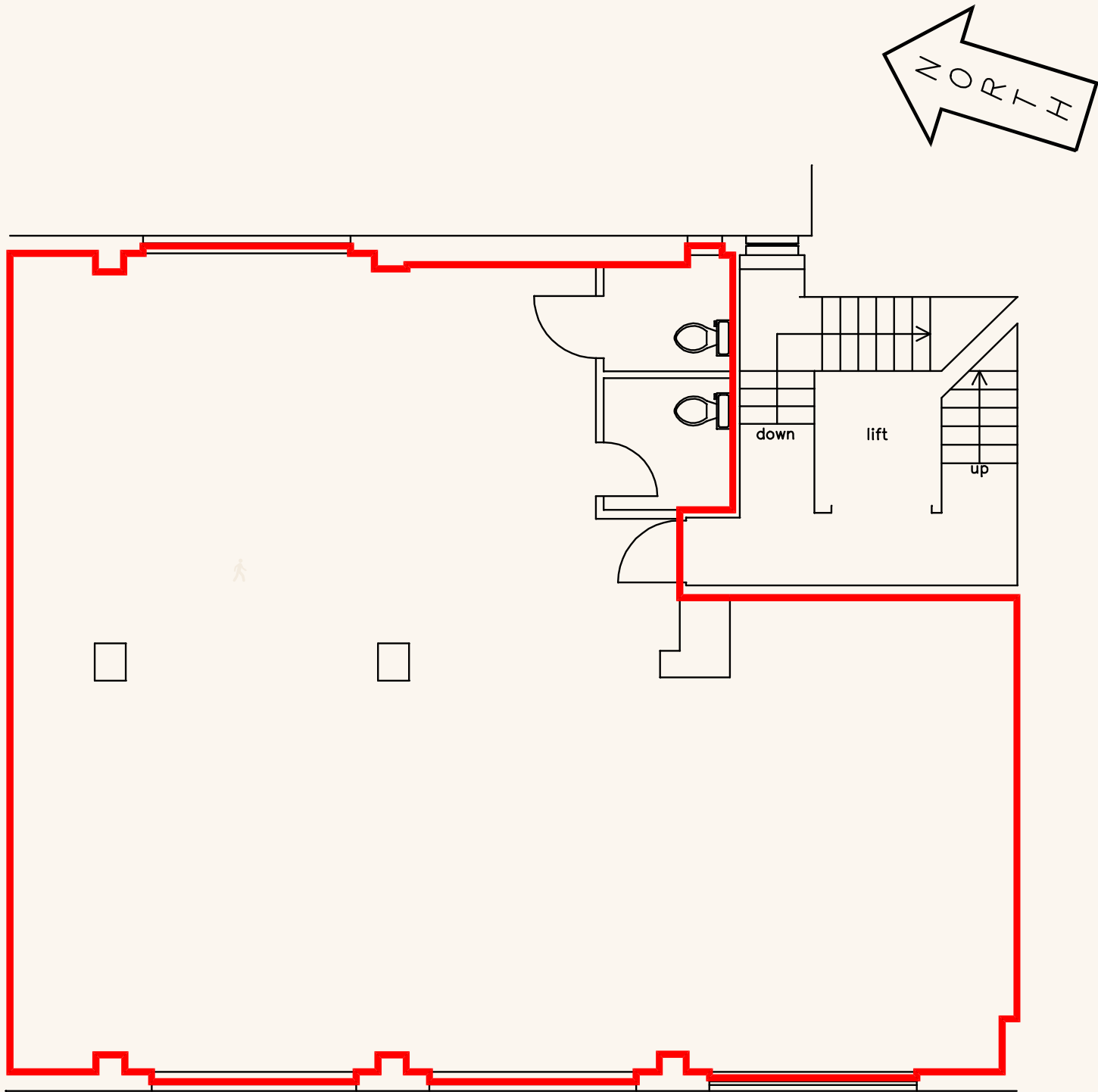
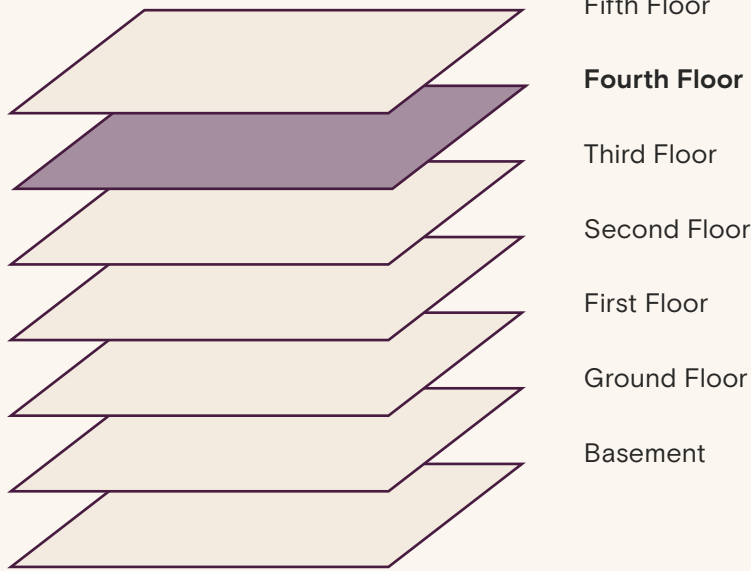


Fourth Floor



Fourth Floor

Office	1,480 sq.ft	137.49 sq.m.
Rent	£ 70.00 PSF	£ 103,600 PA

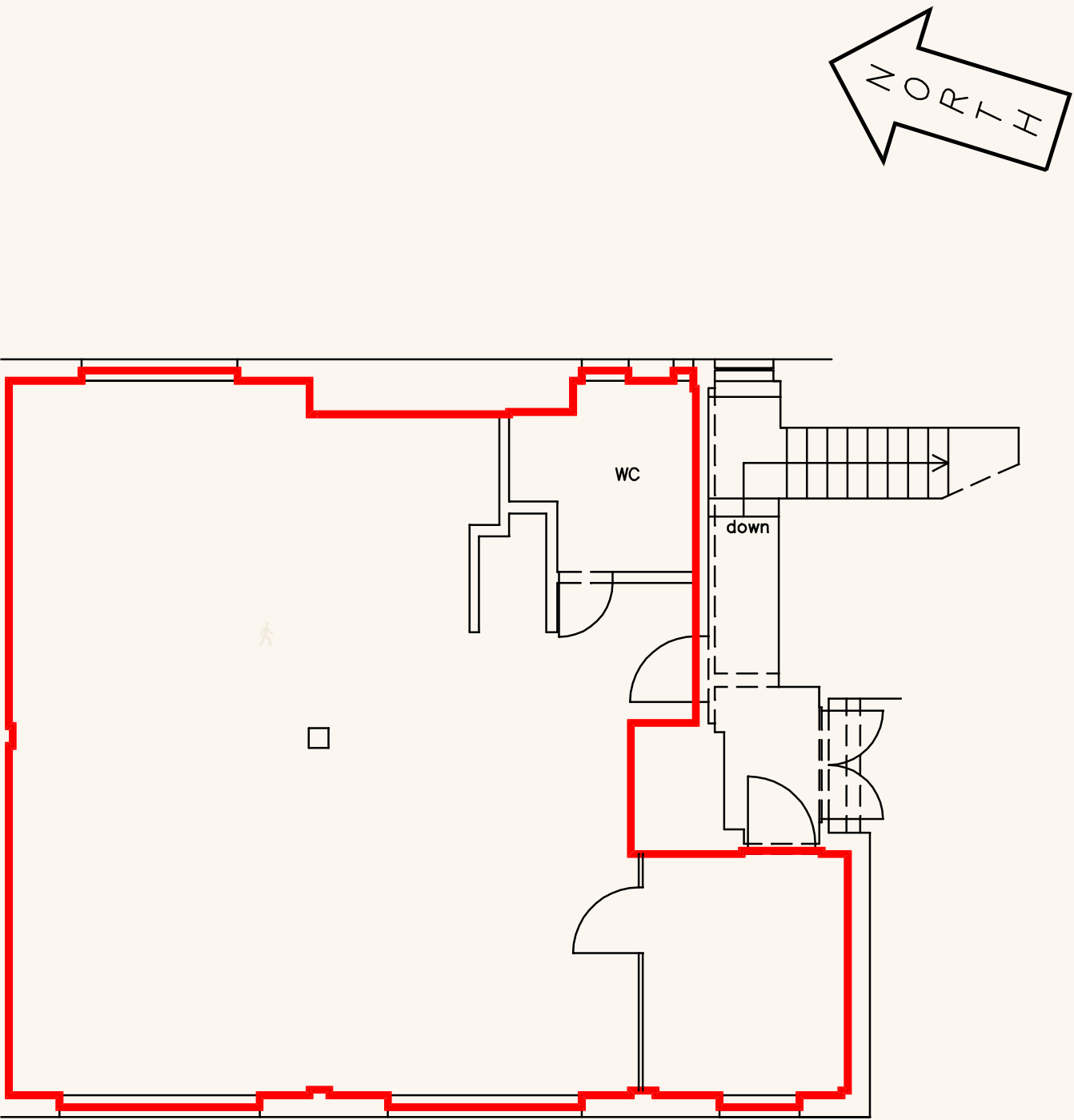
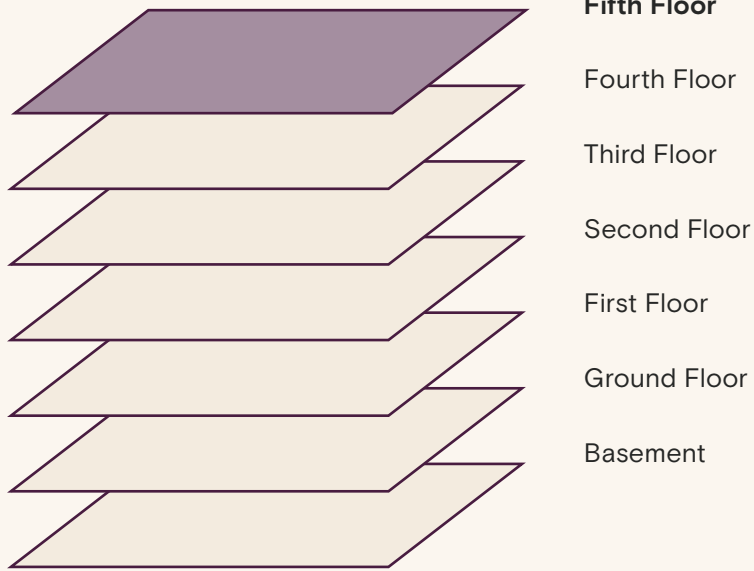






Fifth Floor

Office	784 sq.ft	72.84 sq.m.
Rent	£ 70.00 PSF	£ 54,880 PA





Covent Garden

15 Mins



Tottenham
Court Rd

7 Mins

Charing Cross

15 Mins

Soho

7 Mins

42-48
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

42-48 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

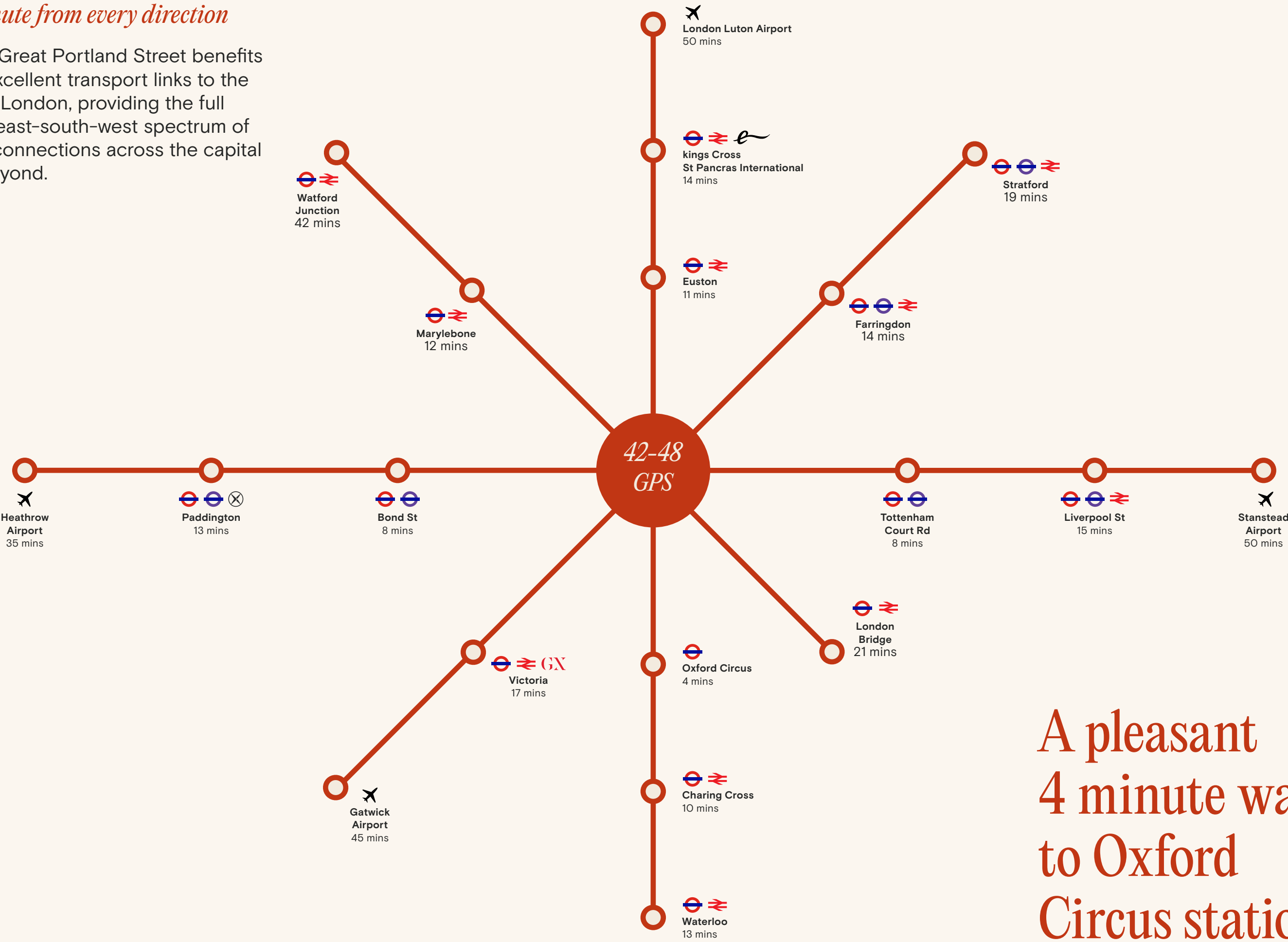
Shopping

- 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

42-48 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

42-48 Great Portland Street

For further information, please contact us
or visit the website

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