

# The Langham Estate



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

**3RD FLOOR**  
**1,641 SQ FT | 152.45 SQ M**  
**OFFICE TO LET**



[Langhamestate.com](https://www.langhamestate.com)

020 7580 5656

## 32-36 Great Portland Street - 3rd Floor



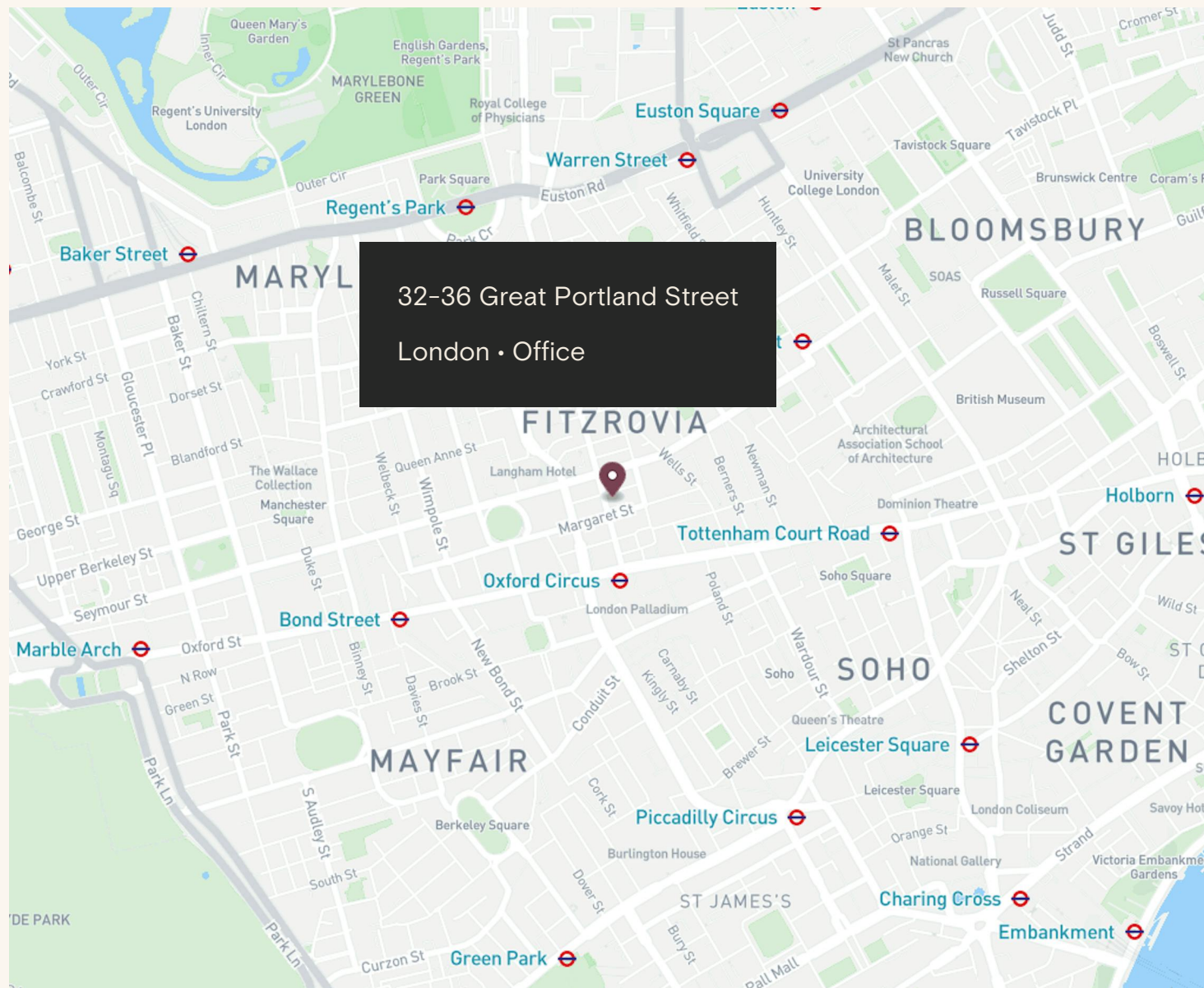
### *Location*

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 - 3rd Floor



Naturally bright office suite  
with separate meeting room  
and private kitchenette.





## 32-36 Great Portland Street - 3rd Floor





## 32-36 Great Portland Street - 3rd Floor



### Features

- Open Plan
- One Meeting Room
- Passenger Lift
- Excellent Natural Light
- 24 Hour Access
- Entryphone
- Private Kitchenette
- Wood Flooring
- Communal WC's
- Excellent Transport Links
- Air Conditioning
- Newly Refurbished

### Details

#### Floor Area

1,641 SQ FT / 152.45 SQ M

#### Rent

£80 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

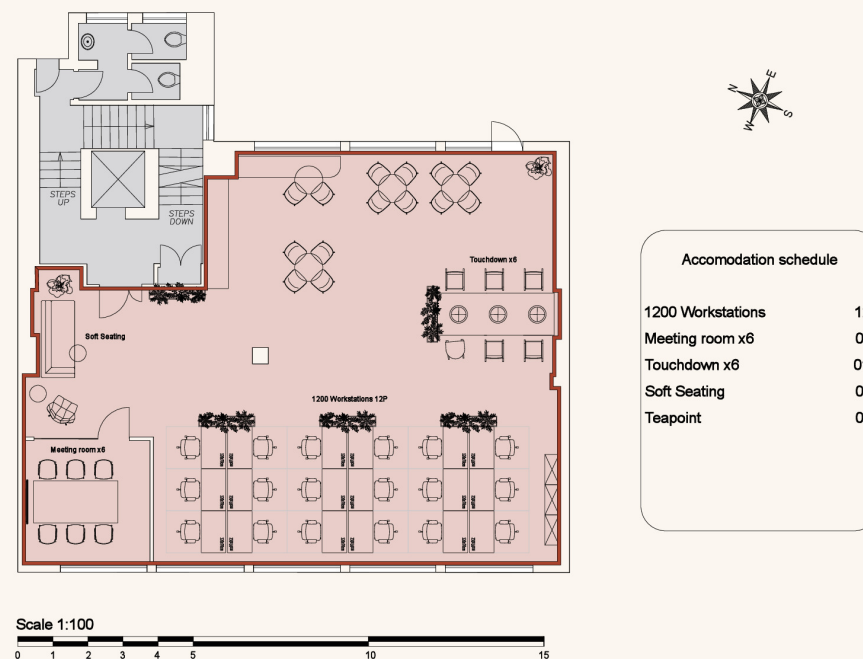
Immediate upon completion of legal formalities

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

# Schedule of Areas



## 32-36 Great Portland Street - 3rd Floor





# 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](http://langhamestate.com)

For further information call

020 7580 5656

**Sabina Bathurst**

[sabina.bathurst@langhamestate.com](mailto:sabina.bathurst@langhamestate.com)

020 7907 4960

07355 603 106

**Daniel Yershon**

[daniel.yershon@langhamestate.com](mailto:daniel.yershon@langhamestate.com)

020 7907 4986

07731 985 129

**Malcolm Cohen**

[malcolm.cohen@langhamestate.com](mailto:malcolm.cohen@langhamestate.com)

07526 189 462

020 7907 4983

