

40 GREAT PORTLAND STREET

LONDON W1

TO LET

**BRIGHT OFFICE SPACE IN THE HEART
OF FITZROVIA**

**SUITABLE FOR BUSINESS CLASS E
(OFFICES, RETAIL, MEDICAL ETC.)**

FIRST FLOOR

1,163 SQ.FT.

RIB

ROBERT IRVING BURNS

40 Great Portland Street





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42-48

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DESCRIPTION

The accommodation comprises the first floor of this attractive, corner-fronted office building. Accessed via an internal staircase or passenger lift, the space is currently arranged to provide predominantly open-plan accommodation with two separate meeting rooms.

The floor retains a number of character features, including magnificent parquet flooring, complemented by wall-mounted radiators and a fitted kitchenette. The layout offers flexibility for a range of occupier requirements, whether maintaining the existing configuration or adapting to a more open-plan format.

The suite benefits from excellent natural light from two elevations, creating a bright and inviting working environment. Within the common parts, occupiers also benefit from access to four communal WCs and shower facilities, enhancing amenity provision for staff and visitors alike.

AMENITIES

- PASSENGER LIFT
- NEWLY REFURBISHED RECEPTION
- PARQUET FLOORING
- FULLY FITTED KITCHEN WITH FRIDGE AND DISHWASHER
- G NETWORKS WAYLEAVE AGREEMENTS ALREADY IN PLACE
- EXCELLENT NATURAL LIGHT
- 4 X COMMUNAL WCS & SHOWERS
- CENTRAL HEATING
- ENTRYPHONE SYSTEM
- EXCELLENT TRANSPORT LINKS

FINANCIALS

TOTAL SIZE (SQ.FT.)	1,163
QUOTING RENT (P.A.)	£66,844
ESTIMATED RATES PAYABLE (P.A.)	£33,840
SERVICE CHARGE	£9,254
ESTIMATED OCCUPANCY COST (P.A.)	£109,938







Please note, clear photos 5th Floor for indicative purposes





LOCATION & SITUATION

LOCATED IN CENTRAL LONDON

This property is in a prominent location on the West side of the street at the junction with Little Portland Street. Oxford Circus (2 mins, Bakerloo, Central and Victoria) and Great Portland Street (8 mins, Circle, Hammersmith & City and Metropolitan) Underground Stations are within a few minutes walking distance.

Fitzrovia is considered one of the main West End office sub-markets and has experienced significant growth and regeneration in recent years, with notable developments such as The BBC HQ, Fitzroy Place, and Great Portland Estate's renovation of the former Post Office site at Rathbone Place.

The neighbourhood is home to an abundance of restaurants, designer hotels, and luxury boutiques, and has recently gained traction as a hub for the TMT sector, attracting renowned office occupiers such as Sony, Facebook, MTV, Lionsgate Films, and The British Film Industry. Market Place, situated at the rear of the property, has become a popular destination for bars and restaurants, as well as an established retail location with valuable outside seating due to its widened pavements. Some of the popular local occupiers include Côte Brasserie, Coppa Club, Carluccio's, Yoobi, Honest Burger, and Market Place Bar.



FURTHER INFORMATION

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Available from 30th May 2026

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

57C

VAT

The property is not elected for VAT.

FLOOR PLANS

Scaled floor plans available upon request.

CONTACT US

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RIB

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Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. April 2026