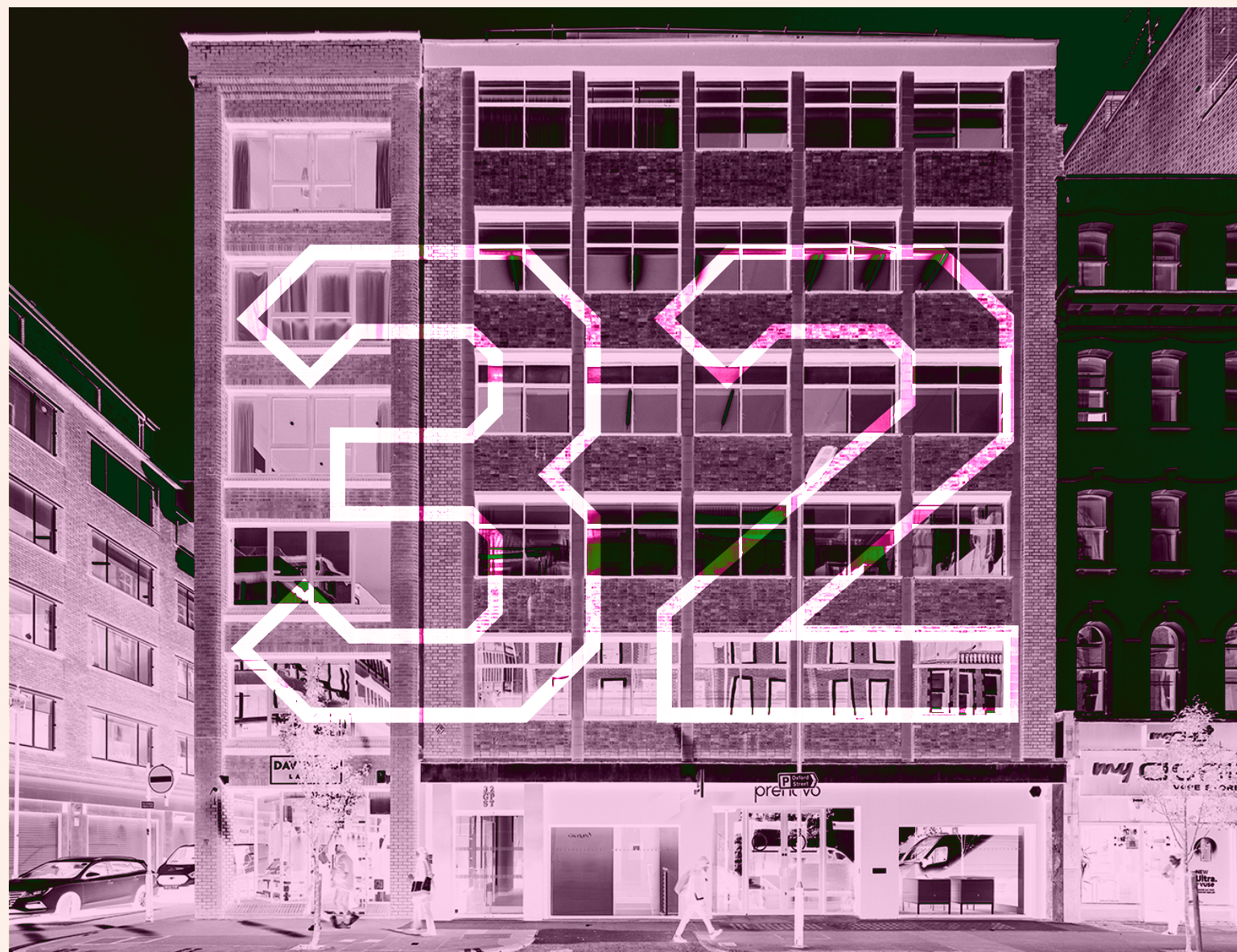




TWO DISTINCTIVE ADDRESSES  
ONE RENOWNED STREET

# GREAT PORTLAND STREET

FITZROVIA

7x FULLY FITTED & CAT A FLOORS  
785 SQ FT - 2,280 SQ FT





FITZROVIA.  
FOREVER  
IN FASHION

OVERVIEW

NO.32 AVAILABILITY

| FLOOR  | FITOUT       | SQ.FT. | SQ.M. |
|--------|--------------|--------|-------|
| Fourth | Part Fitted  | 1,636  | 152   |
| Third  | Fully Fitted | 1,641  | 152   |
| First  | CAT A        | 2,279  | 212   |
| TOTAL  |              | 5,556  | 516   |

NO.42 AVAILABILITY

| FLOOR  | FITOUT       | SQ.FT. | SQ.M. |
|--------|--------------|--------|-------|
| Fifth  | Part Fitted  | 784    | 73    |
| Fourth | Part Fitted  | 1,480  | 137   |
| Third  | Part Fitted  | 1,433  | 133   |
| Second | Fully Fitted | 1,440  | 134   |
| TOTAL  |              | 5,137  | 477   |



OVERVIEW

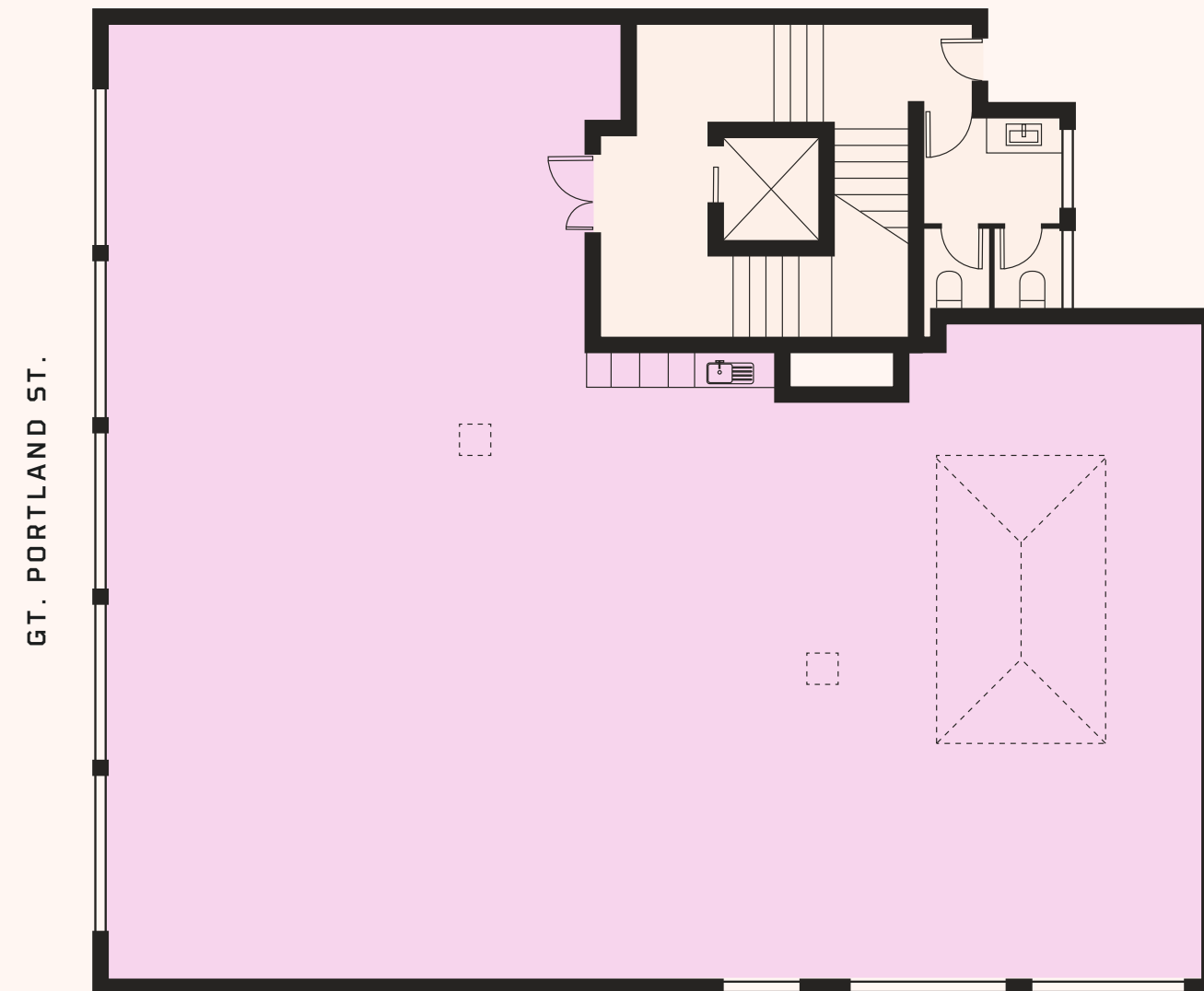




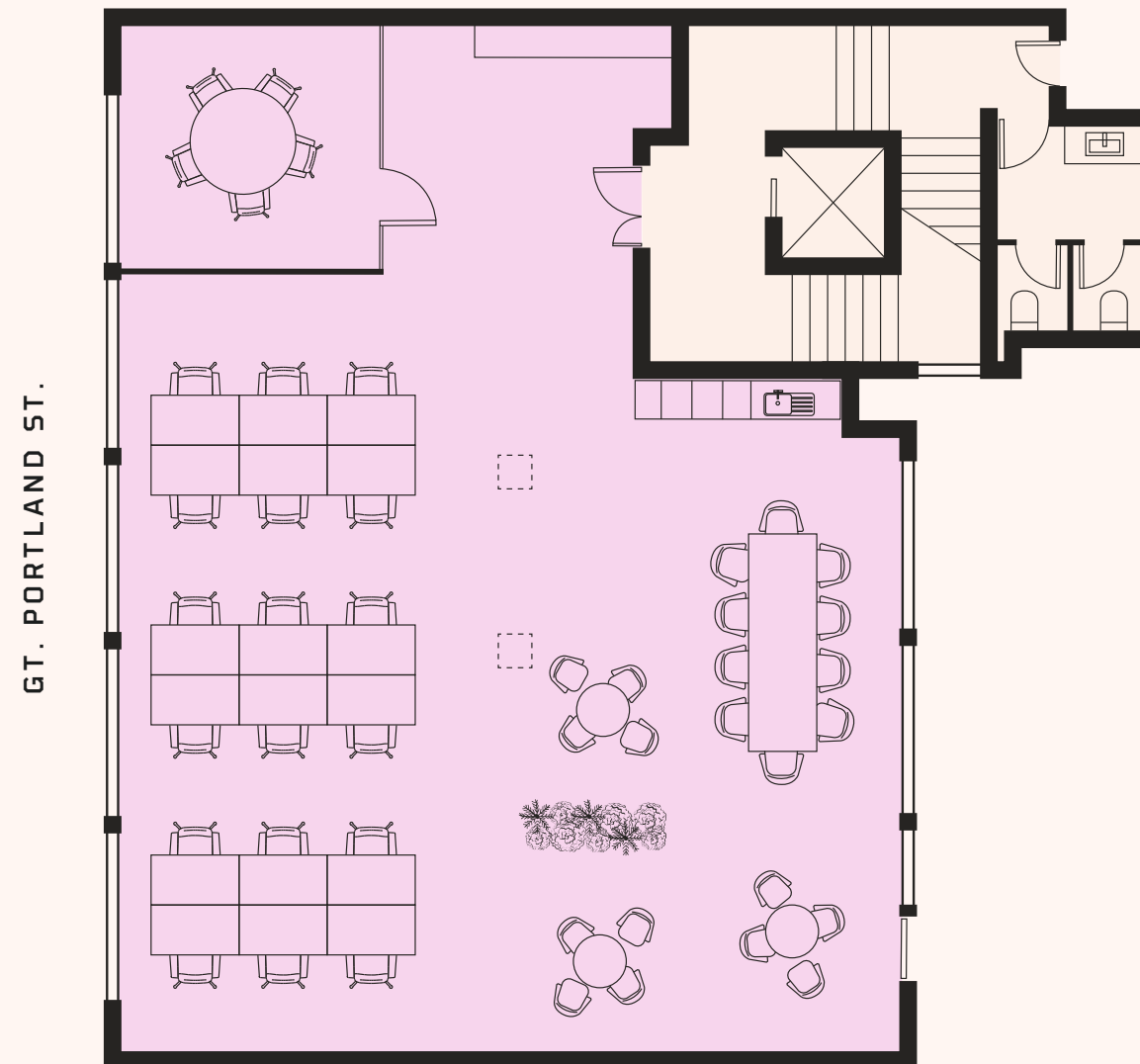


# NO.32 FLOORPLANS

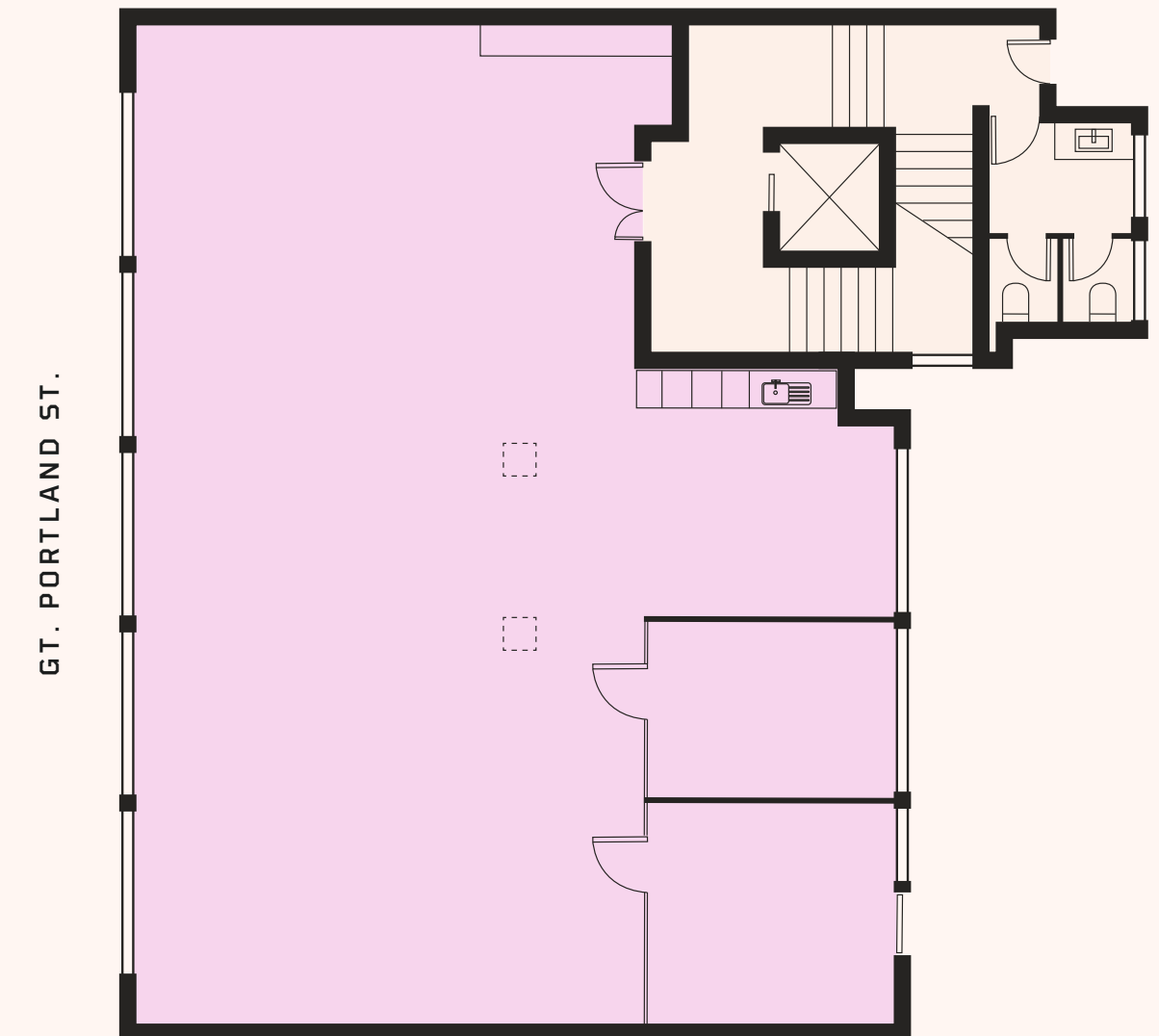
1ST FLOOR - 2,279 SQ FT  
(CAT A)



3RD FLOOR - 1,641 SQ FT  
(FULLY FITTED)



4TH FLOOR - 1,636 SQ FT  
(PART FITTED)

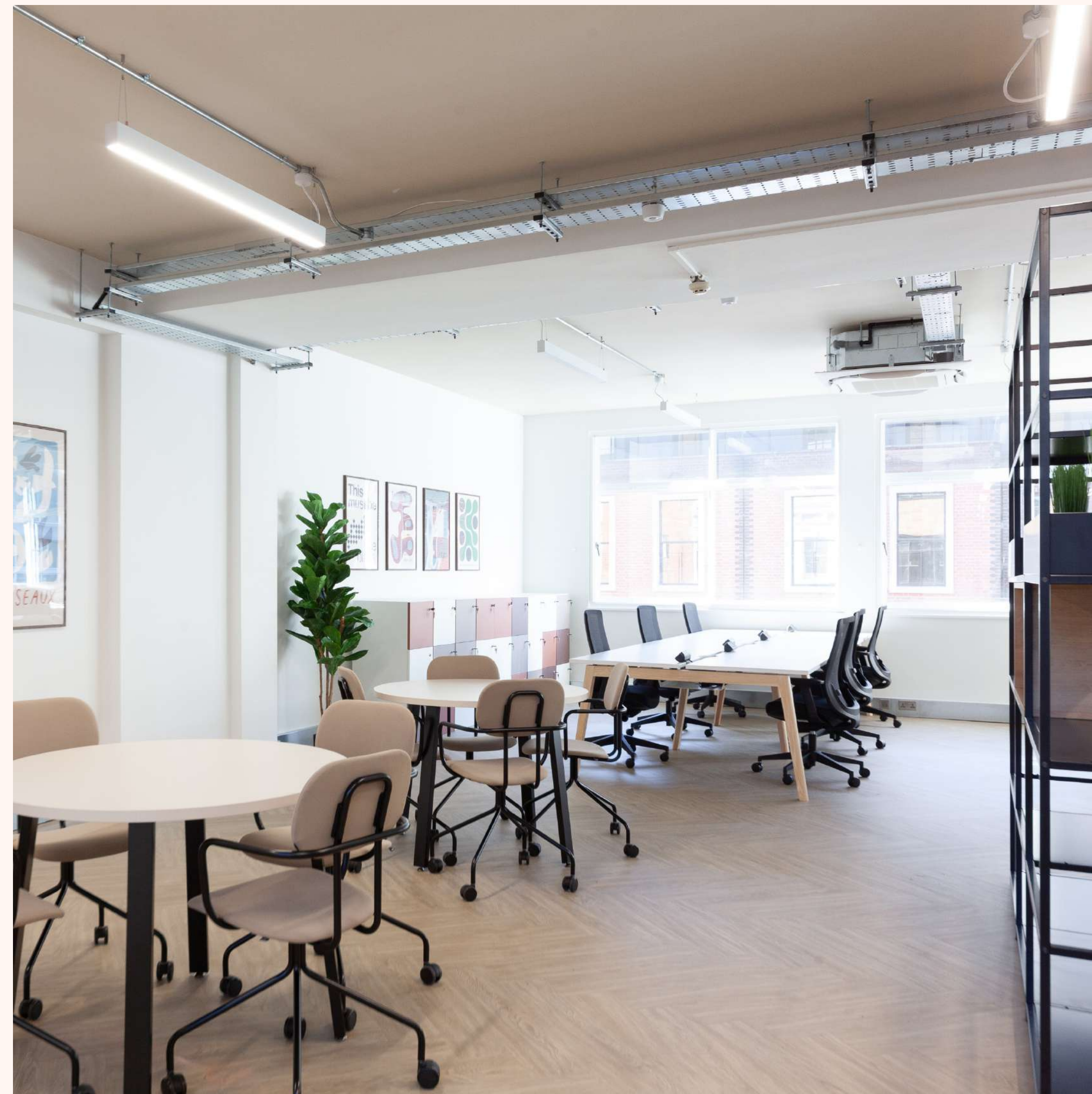
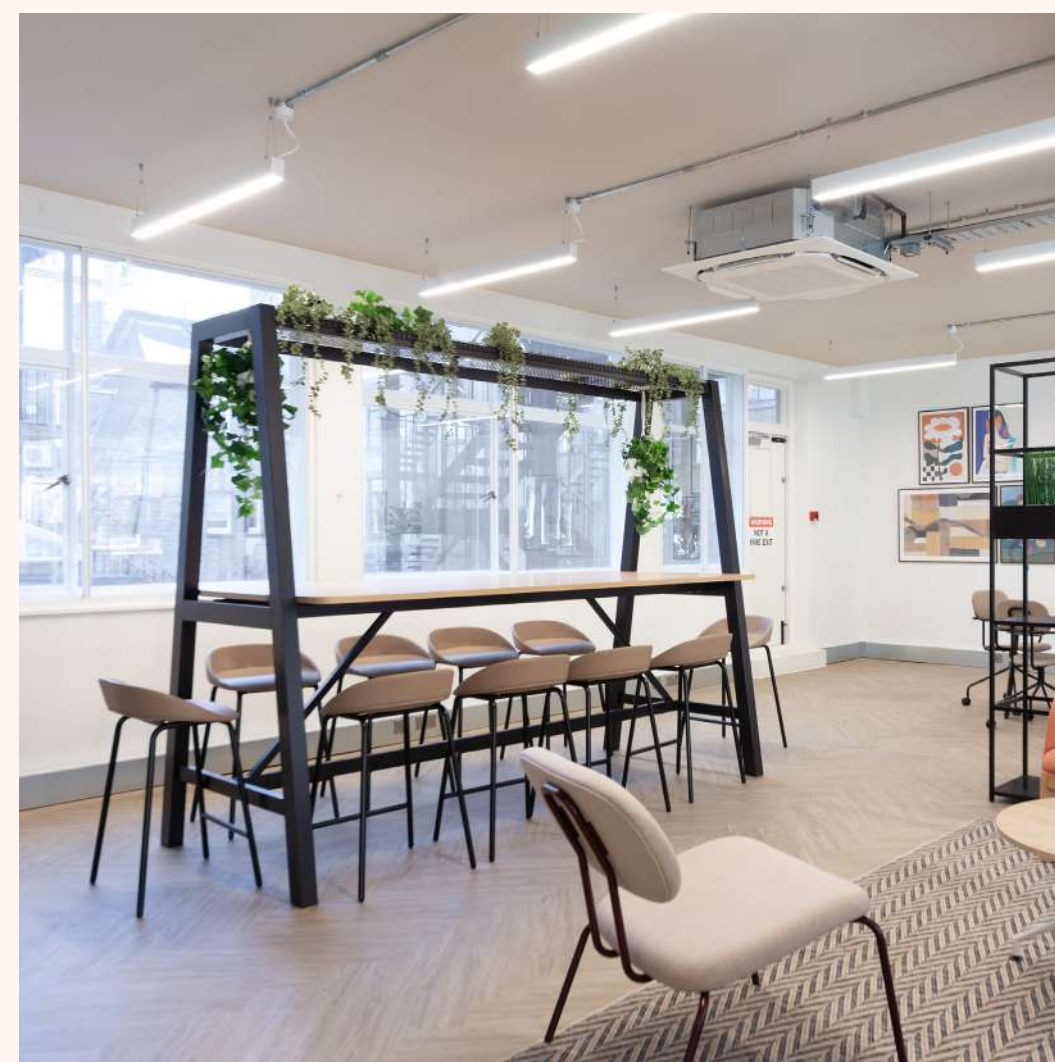


## FITOUT SPEC

- 18x Desks
- 1x 5 Person boardroom
- 3x Informal Meeting Areas
- 1x Tea-point













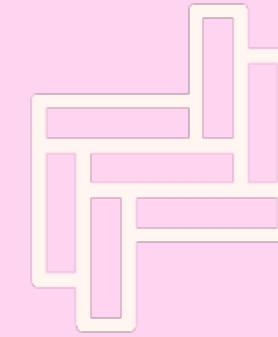
## SUMMARY SPECIFICATION



NEWLY  
REFURBISHED



COMFORT  
COOLING



WOODEN  
FLOORS



PASSENGER  
LIFT



EXCELLENT  
TRANSPORT LINKS



CAT A OR FULLY  
FITTED & FURNISHED



PERIMETER  
TRUNKING



LED  
LIGHTING



EXCELLENT  
NATURAL LIGHT

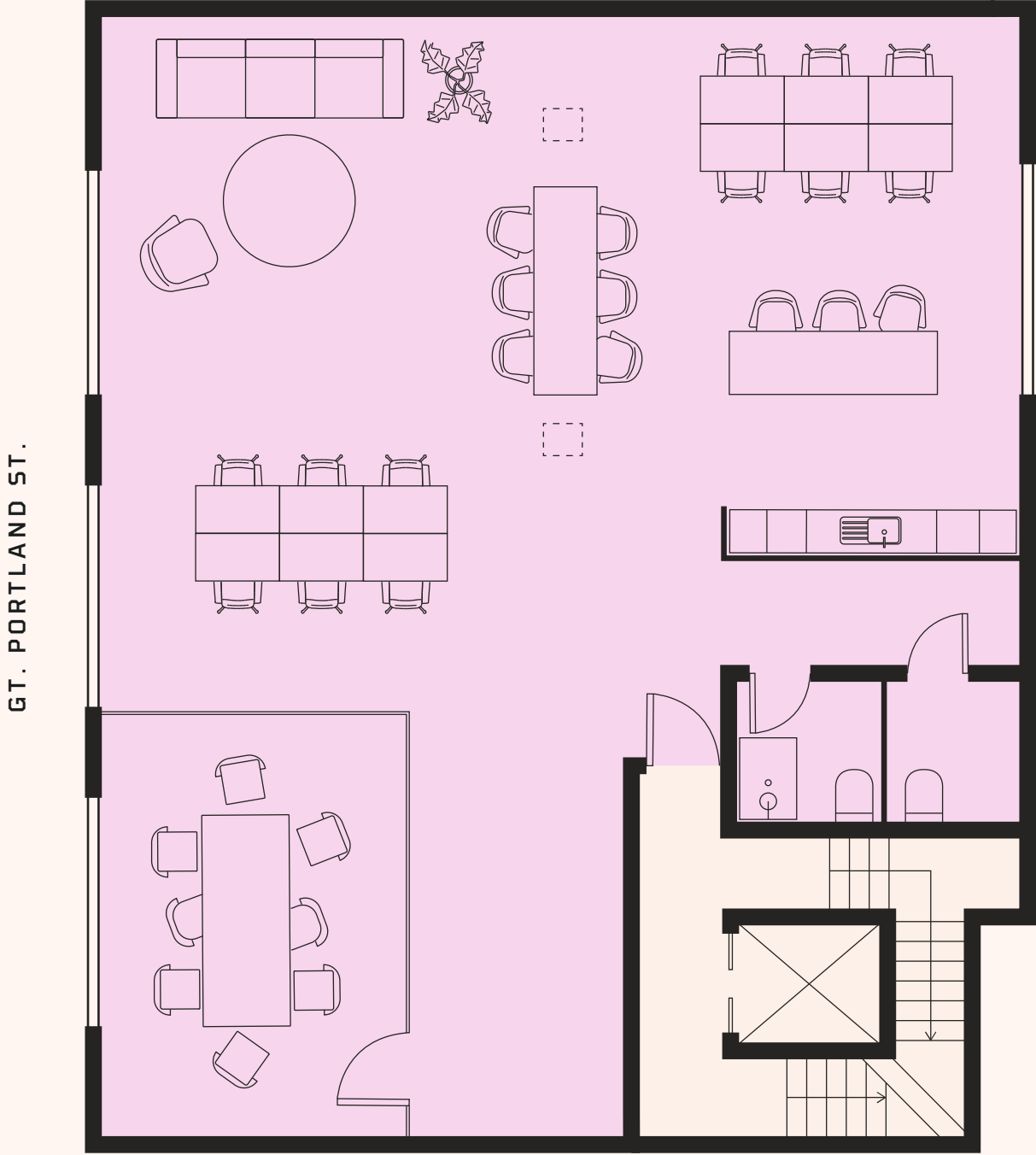




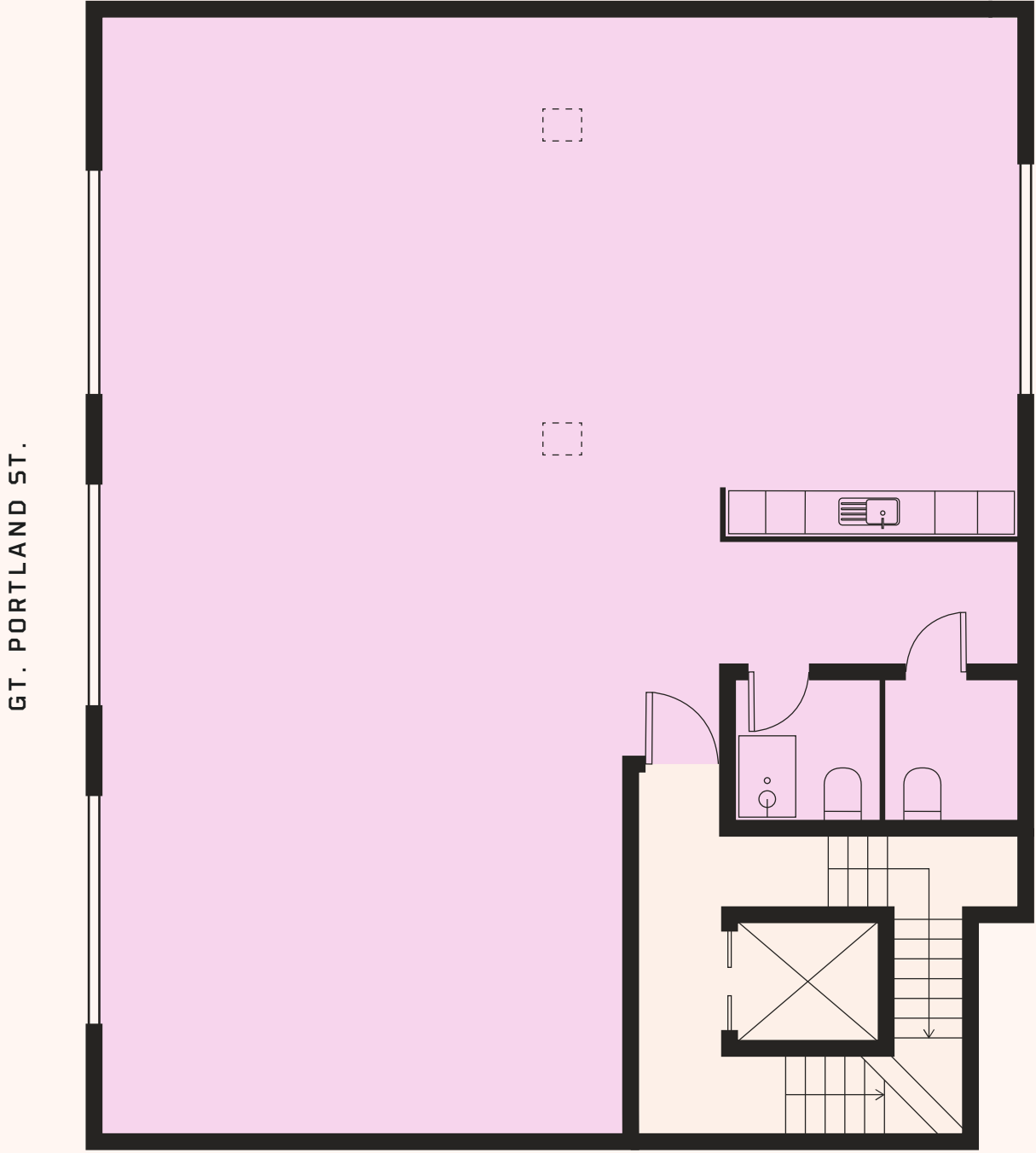


NO.42 FLOORPLANS

2ND FLOOR - 1,440 SQ FT  
(FULLY FITTED)



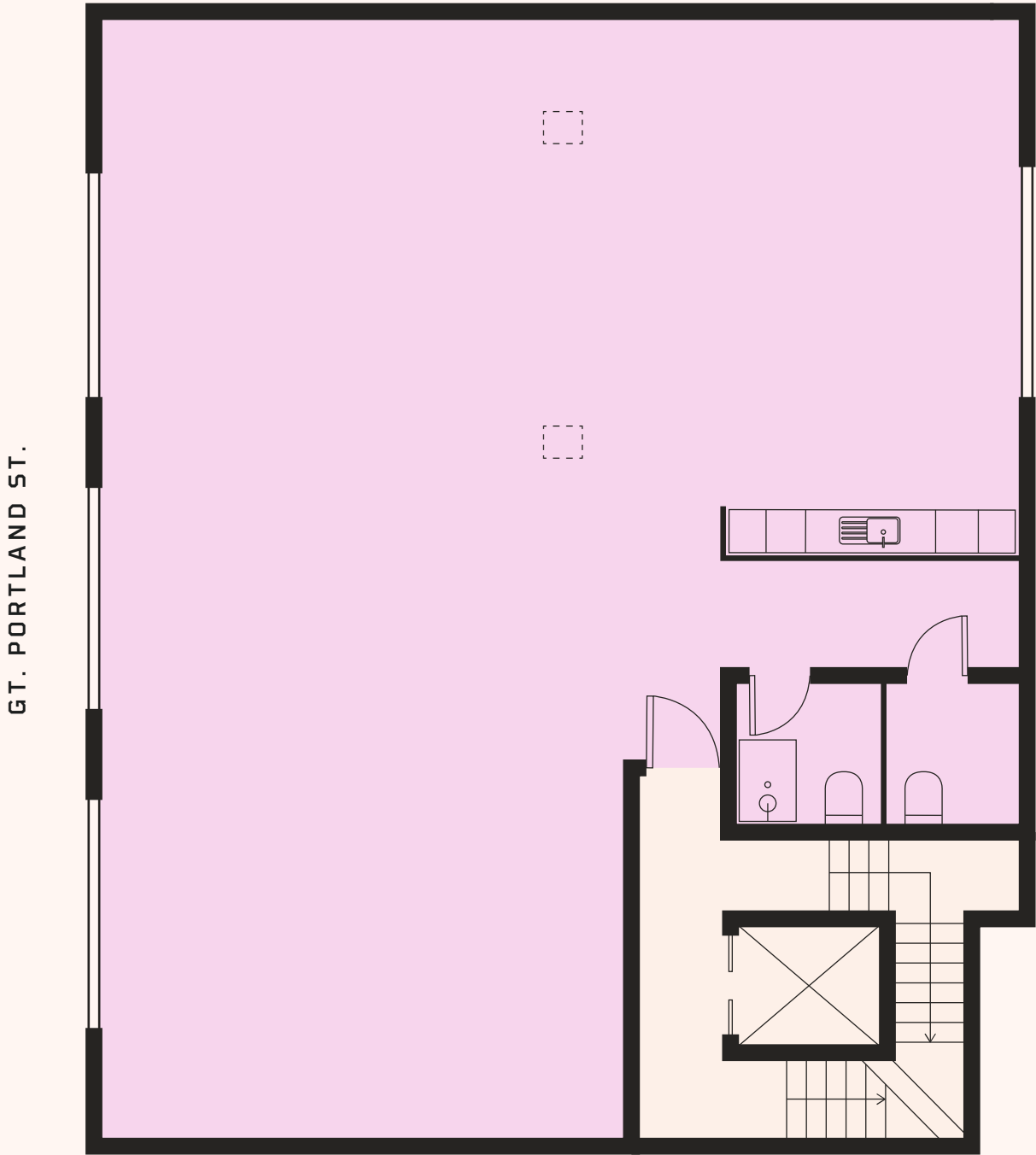
3RD FLOOR - 1,433 SQ FT  
(PART FITTED)



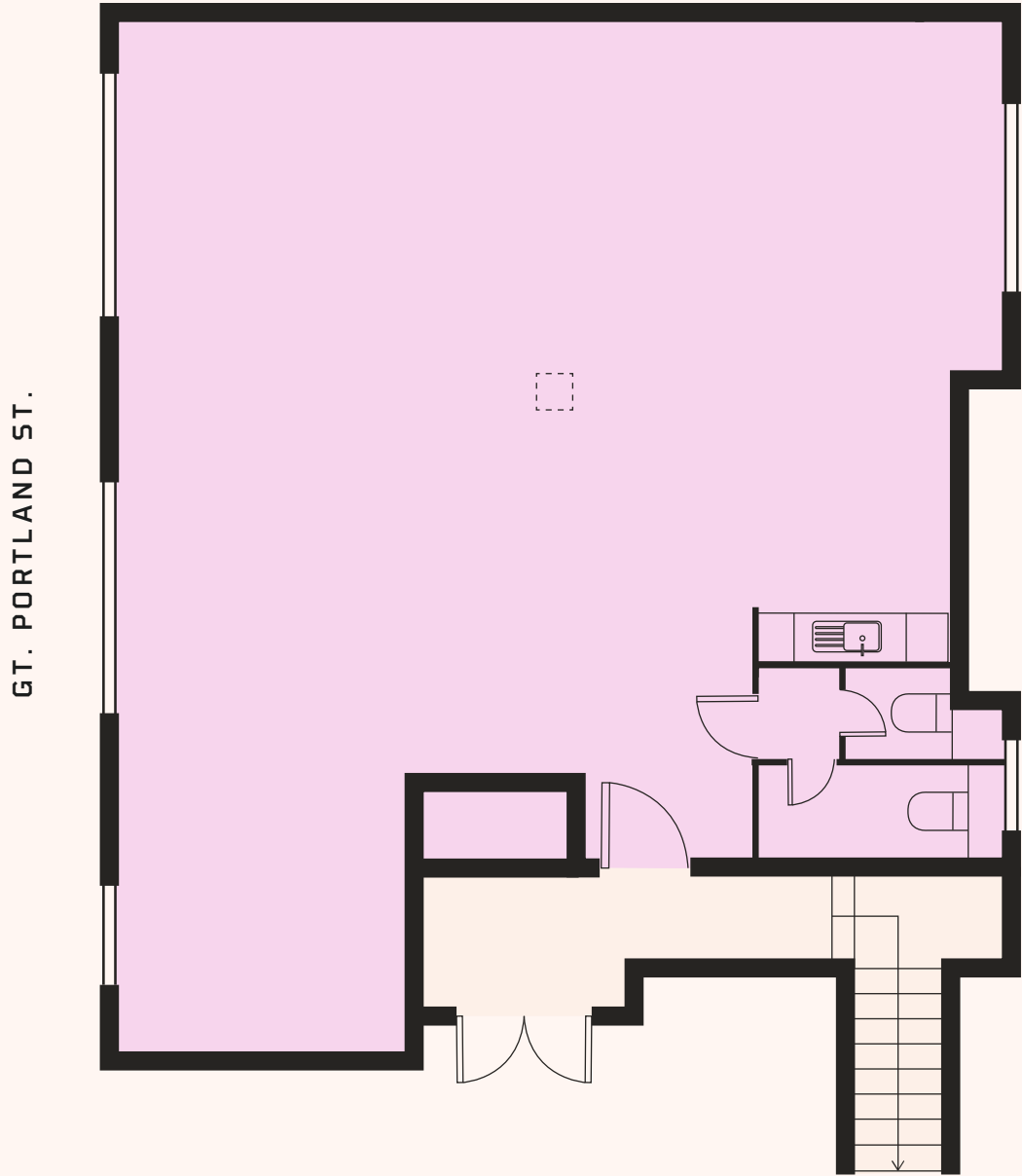


NO.42 FLOORPLANS

4TH FLOOR - 1,480 SQ FT  
(PART FITTED)



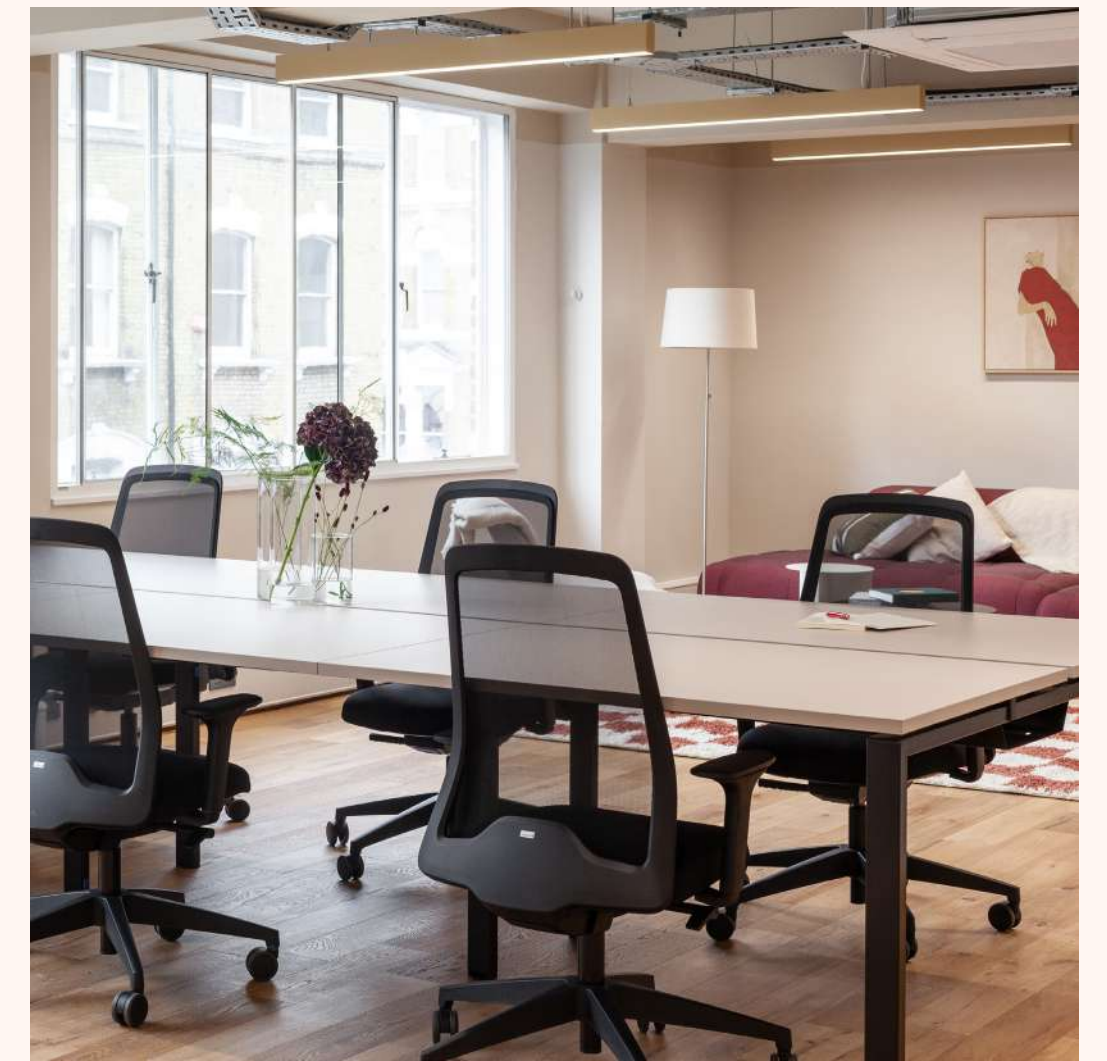
5TH FLOOR - 784 SQ FT  
(PART FITTED)



NO.42

NO.42











# FITZROVIA QUARTER EXPLORED





Welcome to Fitzrovia Quarter.

With independent shops, lively bars, and characterful streets, there's always something new to uncover. Step into our vibrant neighbourhood in the heart of London's West End and experience one of the city's most charming hidden gems.





# LOCAL AMENITIES

## RESTAURANTS & BARS

- |                       |                         |
|-----------------------|-------------------------|
| 1 The Social          | 9 Faros                 |
| 2 The Oxford Market   | 10 1947                 |
| 3 The George          | 11 Khao So-I            |
| 4 The Horse and Groom | 12 Chishuru             |
| 5 64 Goodge Street    | 13 Burger & Lobster     |
| 6 Salt Yard           | 14 London Cocktail Club |
| 7 The Ninth           | 15 Rham Tavern          |
| 8 The Langham         |                         |

## CAFÉS

- |                      |                |
|----------------------|----------------|
| 1 WatchHouse         | 9 Ole & Steen  |
| 2 Kaffine            | 10 Fred Bakery |
| 3 Blank Street       |                |
| 4 Kiss the Hippo     |                |
| 5 Dulche             |                |
| 6 Oma Coffee Roaster |                |
| 7 Riding House Café  |                |
| 8 Blank Street       |                |

GREAT  
PORTLAND  
STREET









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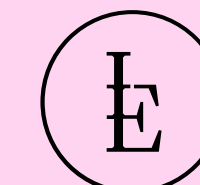
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The  
Langham  
Estate

**FITZROVIAQUARTER.CO.UK**

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