

# 38 GREAT PORTLAND STREET

LONDON W1W

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## To Let

BRIGHT CORNER FRONTED FIRST FLOOR OFFICE IN FITZROVIA

FIRST FLOOR  
825 SQ. FT.

Suitable for Class E

Offices, Retail, Medical, Leisure etc.

RIB

ROBERT IRVING BURNS

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38 GREAT PORTLAND STREET



## DESCRIPTION

This bright 1st floor office can be accessed via both a passenger lift as well as a communal staircase.

The office overlooks Great Portland Street and benefits from natural light from 2 sides, open plan accommodation, double glazed windows, passenger lift, a tea point and communal WC's.



## AMENITIES

- Passenger lift
- Natural light from two sides
- Entry Phone System
- Carpeted throughout
- Double glazed windows
- Tea point
- Wall mounted radiators
- Perimeter trunking
- Communal WC
- Large meeting room

## FINANCES

TOTAL SIZE (SQ.FT.)	825
QUOTING RENT (P.A.)	£40,000
ESTIMATED RATES PAYABLE (P.A.)	£15,660
SERVICE CHARGE	TBC
<b>ESTIMATED OCCUPANCY COST (P.A.)</b>	<b>£55,660</b>







## LOCATION & SITUATION

# LOCATED IN CENTRAL LONDON

The property is prominently located in the heart of London's West End, on Great Portland Street — a key route linking Oxford Street with Marylebone Road. The property sits within Fitzrovia, a vibrant and well-established district known for its mix of office, retail, residential, bar, and restaurant occupiers, creating a lively and dynamic environment.

Fitzrovia is recognised as one of the West End's core office sub-markets and has benefited from significant regeneration in recent years. Major developments including the BBC headquarters, Fitzroy Place, and Great Portland Estates' redevelopment at Rathbone Place have strengthened the area's appeal.

The neighbourhood offers an excellent range of amenities, with numerous restaurants, boutique hotels and retailers. It has also become a recognised hub for TMT occupiers, including Sony, Facebook, MTV and Lionsgate. Market Place, to the rear of the property, is a popular destination for bars and restaurants, benefitting from widened pavements and outside seating.



## FURTHER INFORMATION

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### LEASE

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

### POSSESSION

Upon completion of legal formalities.

### LEGAL COSTS

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

### EPC

Available upon request.

### VAT

The property is not elected for VAT.

### FLOOR PLANS

Available upon request.

## CONTACT US

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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. February 2026.