



122 GREAT PORTLAND STREET

FITZROVIA, LONDON W1



RIB

ROBERT IRVING BURNS



CUSHMAN &
WAKEFIELD

FITZROVIA, LONDON W1

122 GREAT PORTLAND STREET



DESCRIPTION

The opportunity is arranged over ground and lower ground floor. The premises could be taken together or separately. The site is a former supermarket benefiting from a mechanical rear goods lift.

The premises will be delivered in white box condition, featuring impressive ceiling heights on both floors (Ground: 3.77m max, 2.84m min; Lower Ground: 2.74m max, 2.63m min). Additionally, the property boasts a prominent frontage on Great Portland Street.

There is scope at the rear of the premises for roof lights to provide additional natural light to the ground floor unit. Both floors can be taken self-contained.

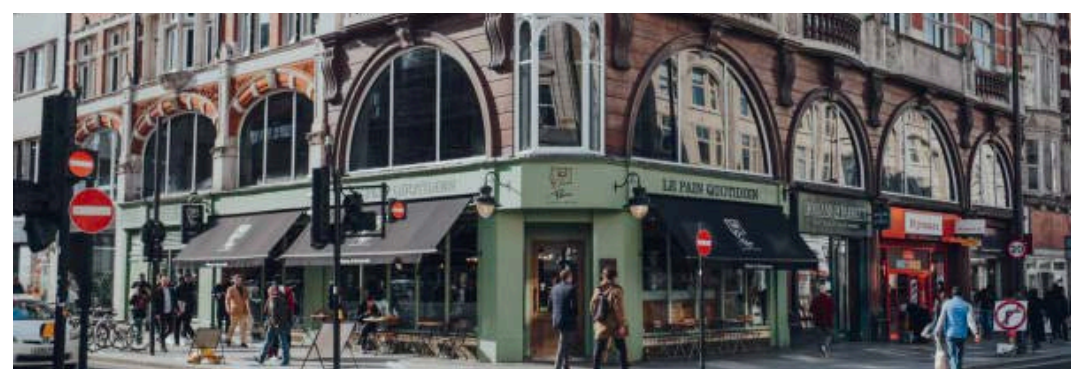


FIT ZRO VIA

Fitzrovia's bohemian reputation is well established having long been the location of choice for craftsmen, artists and creatives. Today this history continues to define the area as one of London's most vibrant and unique West End 'villages'.

Occupiers, residents and visitors are attracted to Fitzrovia's enviable mix of fashionable restaurants, independent bars, coffee shops and stylish five-star hotels. Notable names includes Roka, Rovi, Berners Tavern, Hakkasan, Charlotte Street Hotel, The Langham and The Mandrake Hotel. The bustling hospitality scene is complemented by art galleries, museums and contemporary fashion and lifestyle brands, creating a dynamic West End district.

Great Portland Street forms one of the main thoroughfares linking Oxford Street to the south to Regent's Park to the North. The property is prominently situated on the eastern side of Great Portland Street, a street that benefits from a highly varied occupier base of office, retail, residential, bar and restaurant occupiers.





BLOOMSBURY

BRITISH
MUSEUM

TOTTENHAM
COURT ROAD

COVENT
GARDEN

SOHO

THE LONDON EYE

122
GPS

BT TOWER

FITZROVIA

NEW CAVENDISH STREET

GREAT PORTLAND STREET

BBC BROADCASTING
HOUSE

OXFORD STREET

OXFORD CIRCUS

REGENT STREET

CAVENDISH SQUARE

PERFECTLY POSITIONED

BUSINESS

1. Allfunds Bank
2. Arcadia Group
3. ARUP
4. BBC
5. Brown Forman + Liongate
6. British Film Institute
7. Capital
8. Turner / CNN
9. The Engine Group
10. Roxor Gaming
11. Essence Digital + Schibsted
12. Estée Lauder
13. Facebook
14. FreemanMedia + Freud Communications
15. Gibson Brands
16. Hakasan (Head Office)
17. Heineken
18. King
19. Make Architects
20. MoneySuperMarket
21. Rebecca Hossack Gallery
22. Richemont
23. Skyscanner + William Hill
24. Sony DADC
25. Sony Interactive Entertainment
26. WebMD
27. Williams Lea Tag + Synovate Capital

HOTELS

1. Charlotte Street Hotel
2. Langham Court Hotel
3. The Langham
4. Treehouse Hotel London
5. The London EDITION
6. The Mandrake
7. Sanderson Hotel
8. The Soho Hotel

CAFÉS

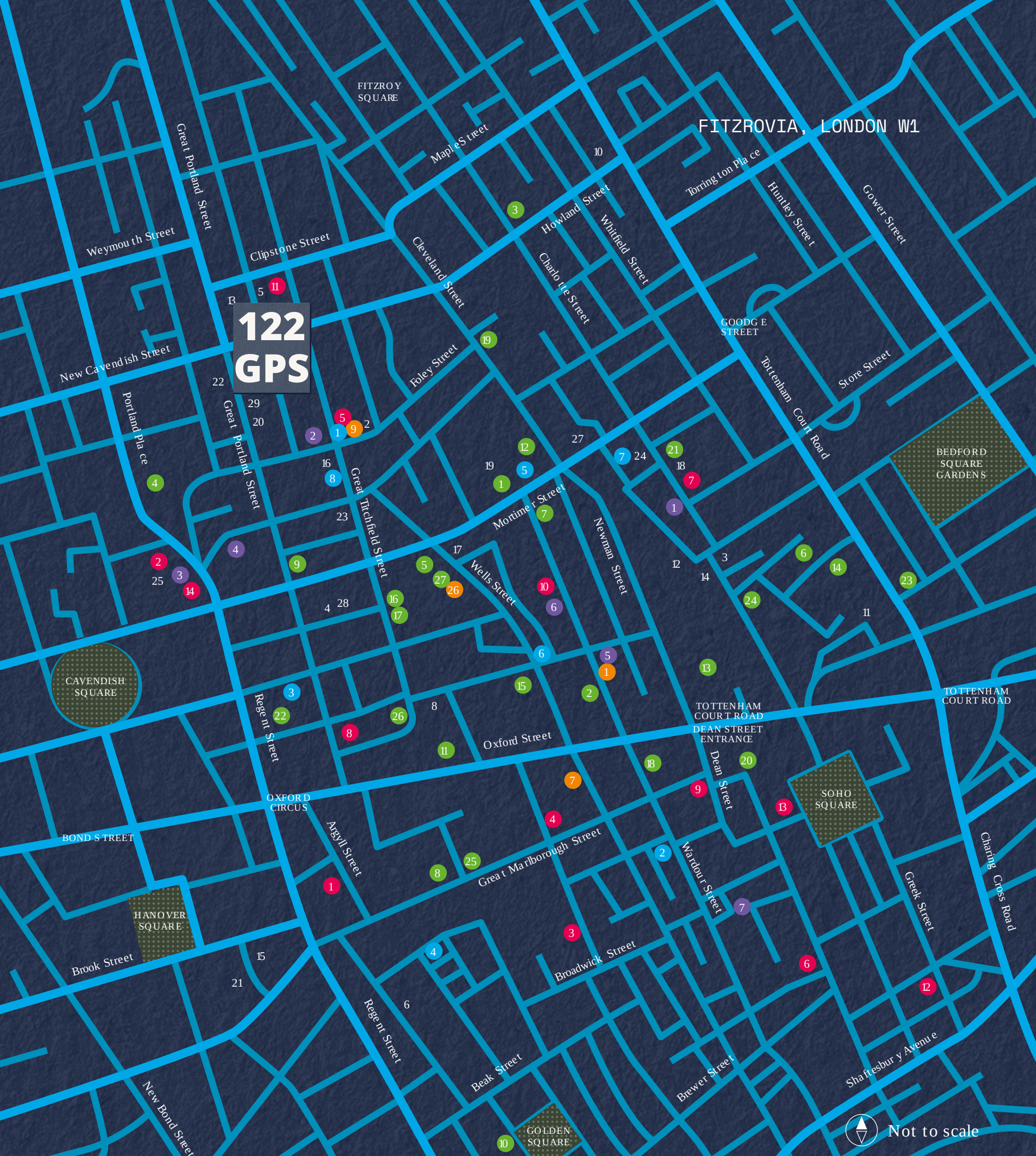
1. Attendant
2. The Breakfast Club
3. Curators Coffee Gallery
4. Department of Coffee & Social Affairs
5. The Detox Kitchen
6. Kaffee
7. Lantana Café
8. Scandinavian Kitchen

RESTAURANTS

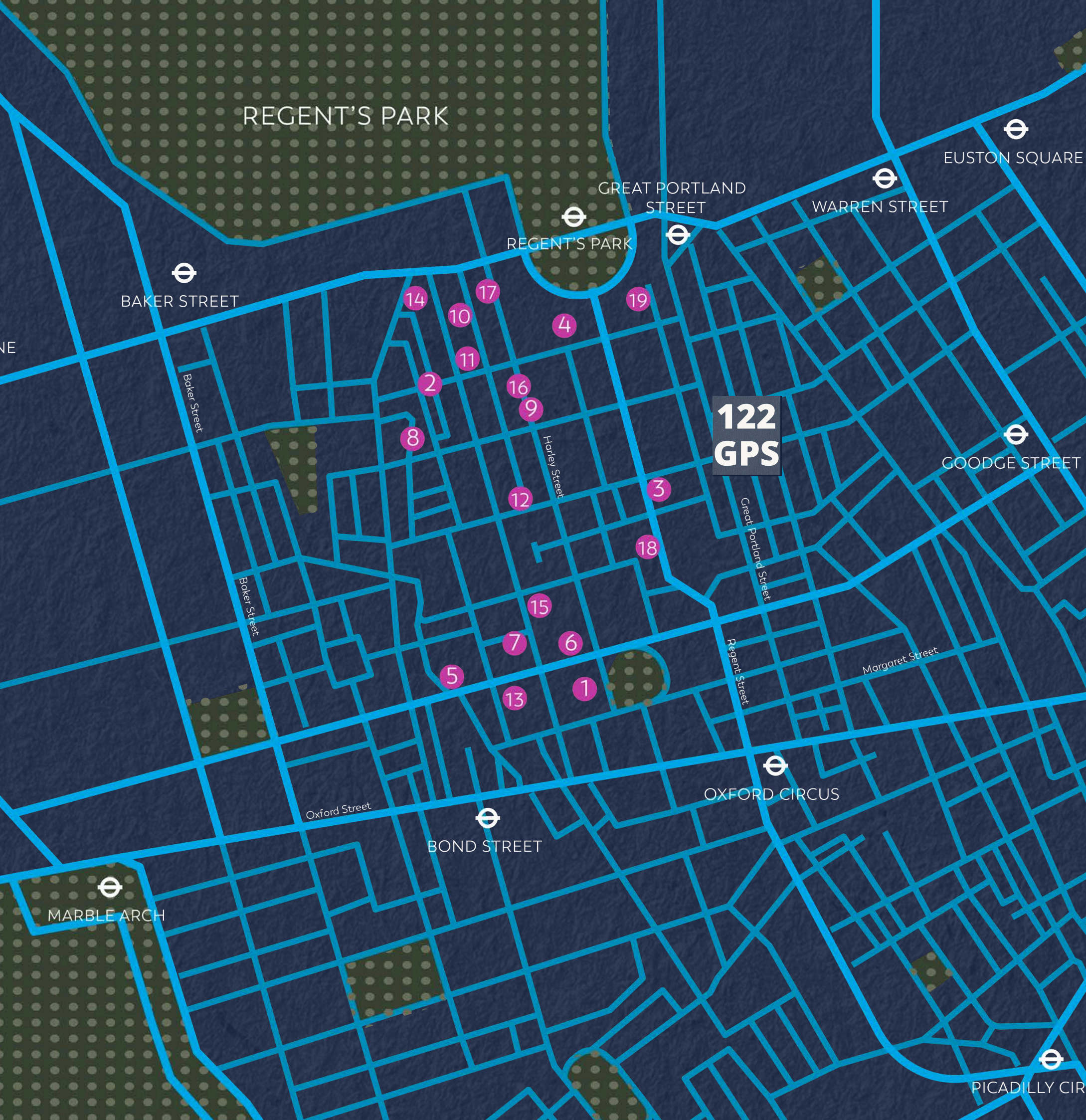
1. Berners Tavern
2. Bonnie Gull
3. Bourne and Hollingsworth
4. Burger and Lobster
5. Clipstone
6. Dishoom
7. Ember Yard
8. Ethos
9. Foley's
10. Franco Manca
11. Hakasan
12. Koba
13. Caravan
14. Lima
15. No.5 Social
16. Mac & Wild
17. Mortimer House Kitchen
18. The Ninth
19. Percy & Founders
20. Picture Fitzrovia
21. Pollen Street Social
22. Portland
23. The Riding House Café
24. ROKA
25. Roux at the Landau
26. ROVI
27. Salt Yard
28. The Social
29. Sushi Atelier

BARS

1. Aqua Spirit
2. Artesian Bar
3. The Social Eating House
4. BrewDog Soho
5. Crown and Sceptre
6. Dean Street Town House
7. The Fitzroy Tavern
8. London Cocktail Club
9. The London Gin Club
10. The Long Bar
11. The Lucky Pig Cocktail Bar
12. Soho House
13. The Toucan
14. The Wigmore



HOME OF MEDICAL

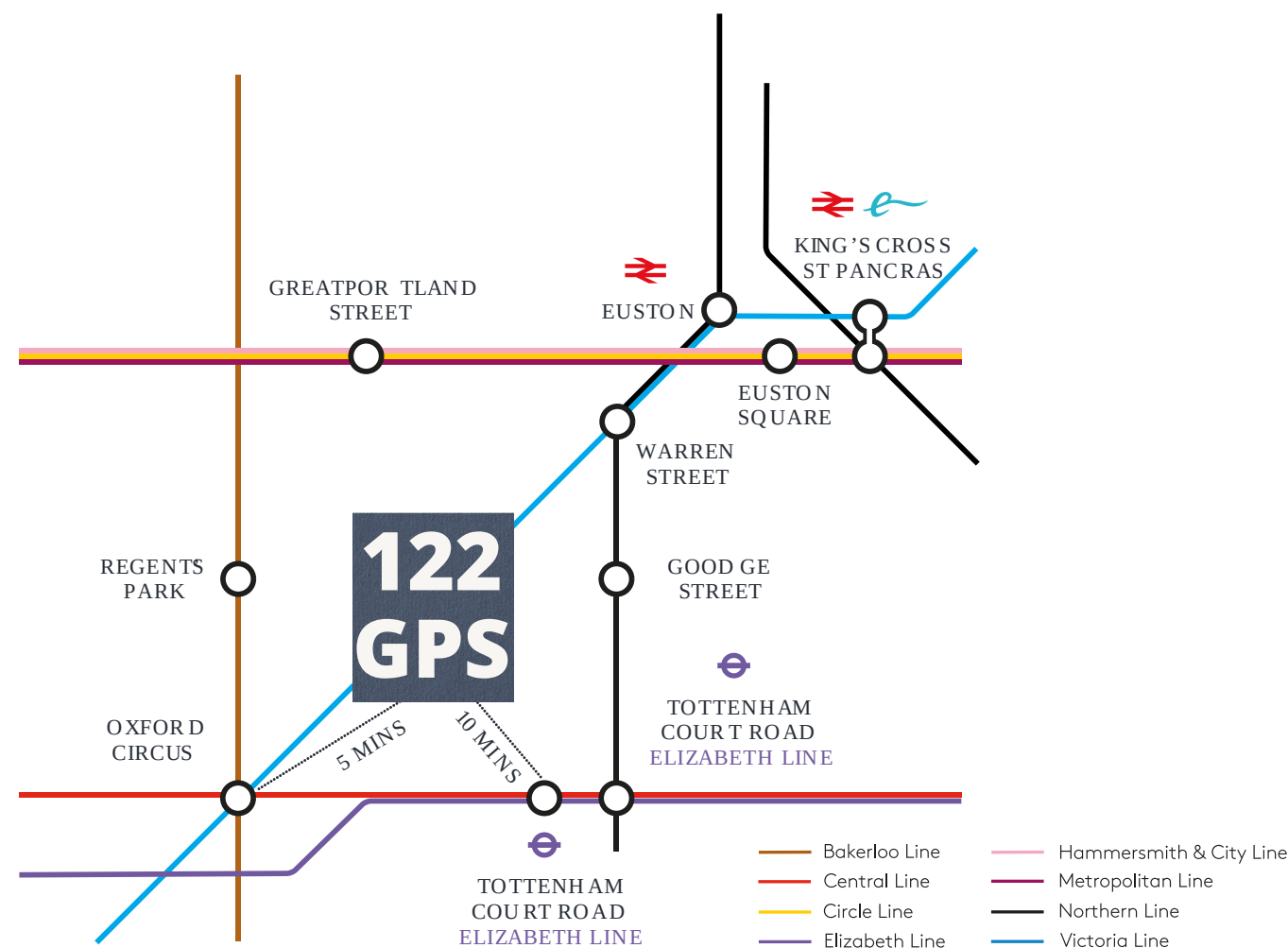


1. Royal Marsden
2. King Edward VII
3. Cleveland
4. UK Heart Clinic
5. Fortius
6. Isokinetics
7. IVI London
8. Weymouth Hospital
9. The Fetal Medical Centre
10. The London Clinic
11. ARGC Fertility
12. Moorfields Private Eye
13. One Welbeck
14. Princess Grace
15. Royal Brompton
16. Harley Street Fertility Centre
17. The Harley Street Clinic
18. Mayo Clinic
19. The Portland Hospital

CONNECTED

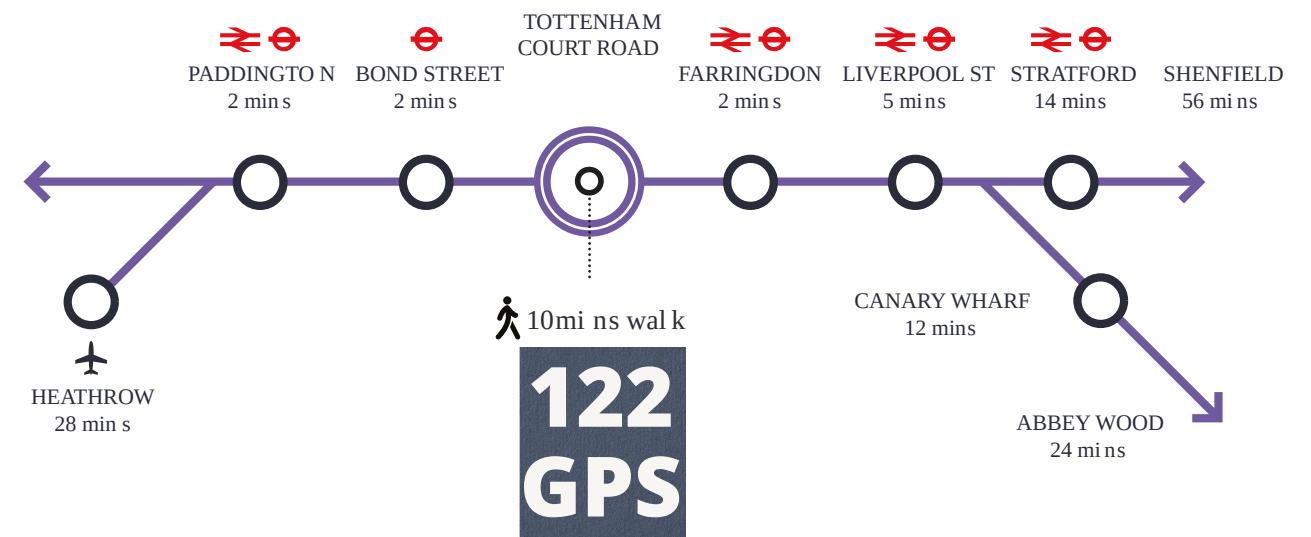
Fitzrovia's transport communications across the capital are excellent. Equidistance from the property, Oxford Circus (Central, Victoria and Bakerloo lines) and Great Portland Street (Circle, Metropolitan and Hammersmith & City) London Underground stations are both a seven minute walk.

Additional nearby stations include Tottenham Court Road (Central and Northern lines), Euston (Victoria, Northern and London Overground lines and national rail services) and Bond Street (Central and Jubilee lines), which are all within a convenient walking distance.

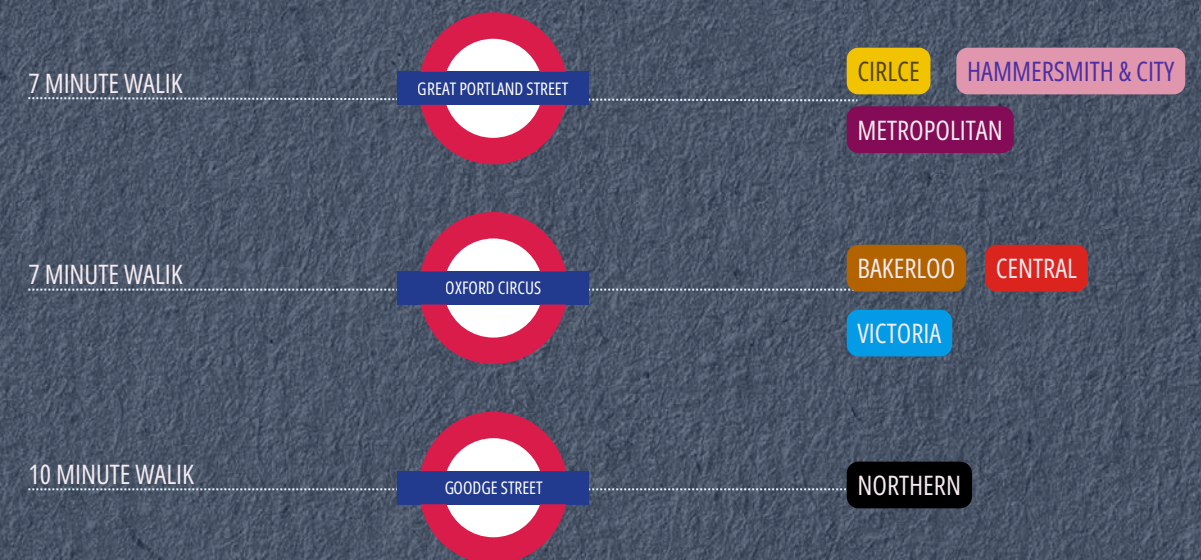


ELIZABETH LINE

Fitzrovia's communications will improve substantially when the Elizabeth line opens at Bond Street and Tottenham Court Road stations. The stations are undergoing major transformations to become dominant hubs to facilitate Crossrail's 225,000 daily passengers, with new entrances being opened at Dean Street (Tottenham Court Road) and Hanover Square (Bond Street).



STATION WALKING TIMES



FINANCIALS

Individual Floors

FLOOR	GF	LGF
SIZE (SQ.FT.)	2,805	3,149
QUOTING/PASSING RENT (P.A.)	£196,350	£70,853

Whole Breakdown

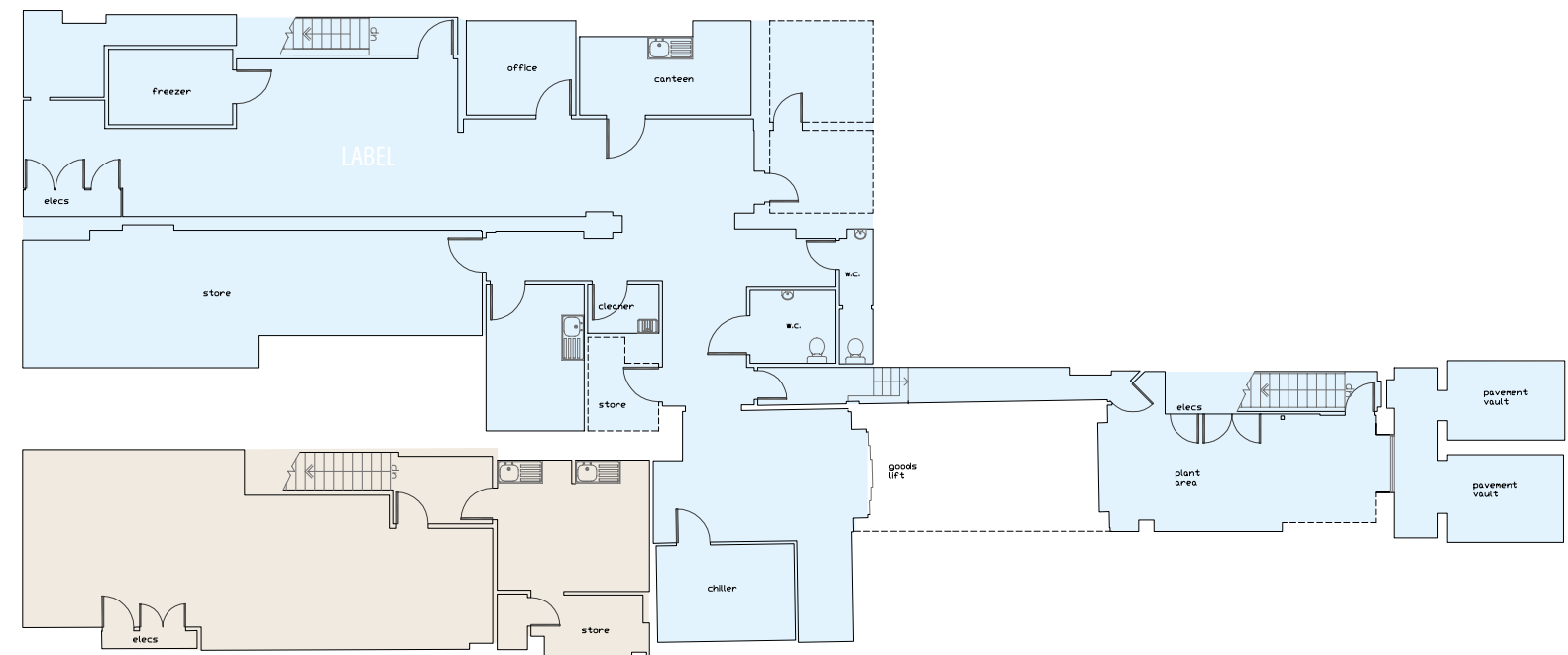
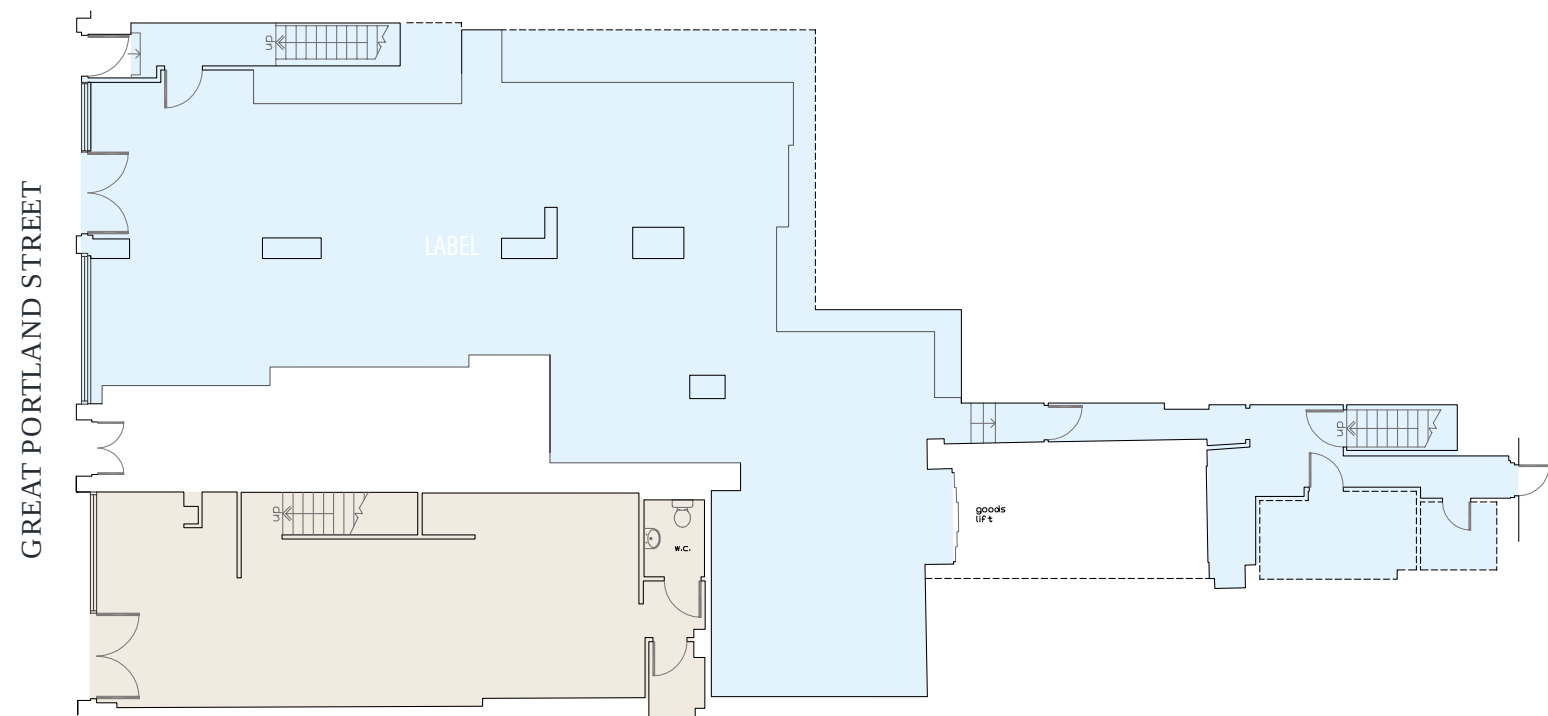
SIZE (SQ.FT.)	5,954
QUOTING/PASSING RENT (P.A.)	£267,203
ESTIMATED RATES PAYABLE (P.A.)	£109,569
BUILDING INSURANCE (P.A)	£3,500
ESTIMATED OCCUPANCY COST (P. A.)	£376,771

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such.
All interested parties are advised to make their own enquires.

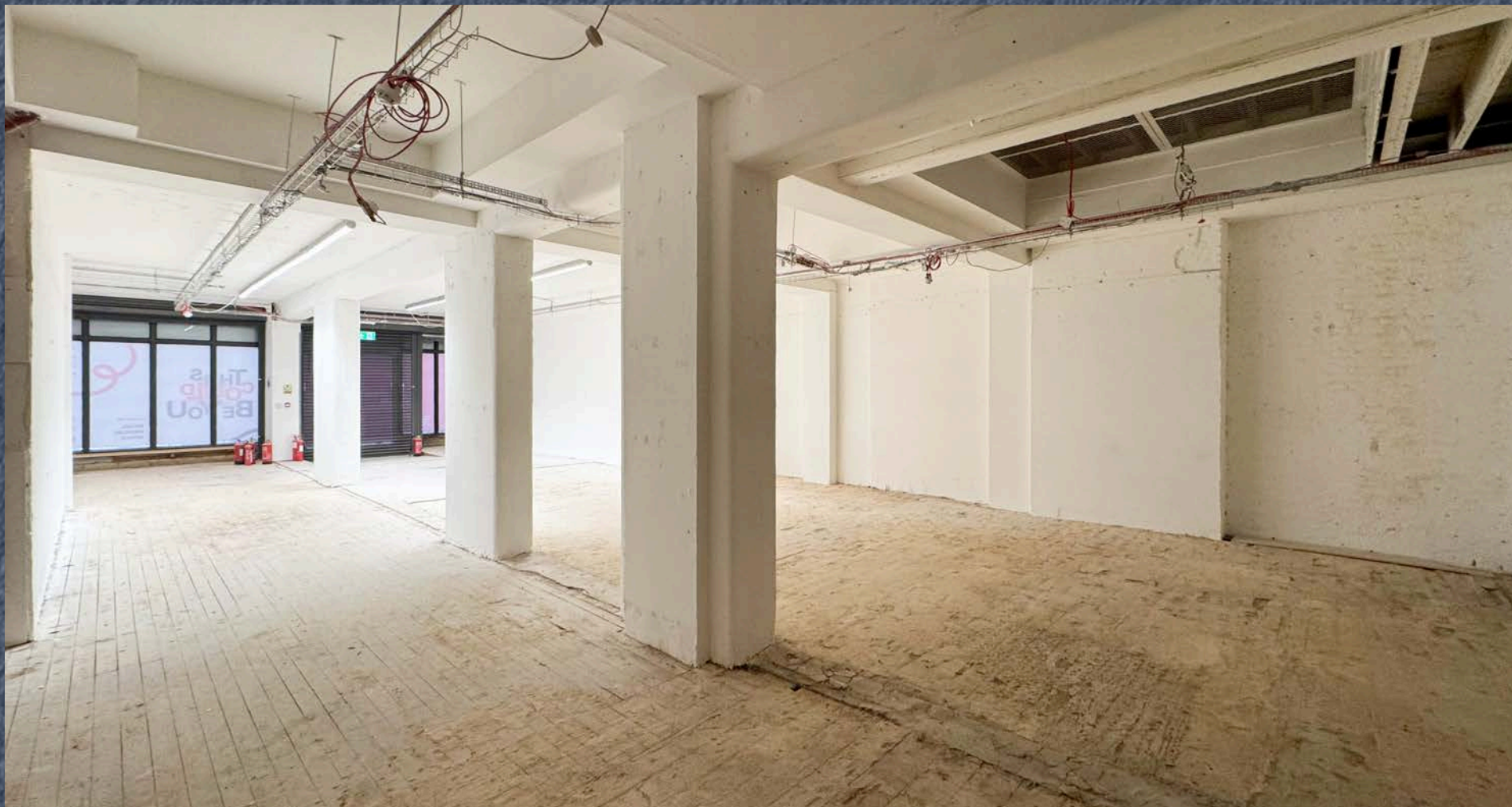
FLOOR PLANS

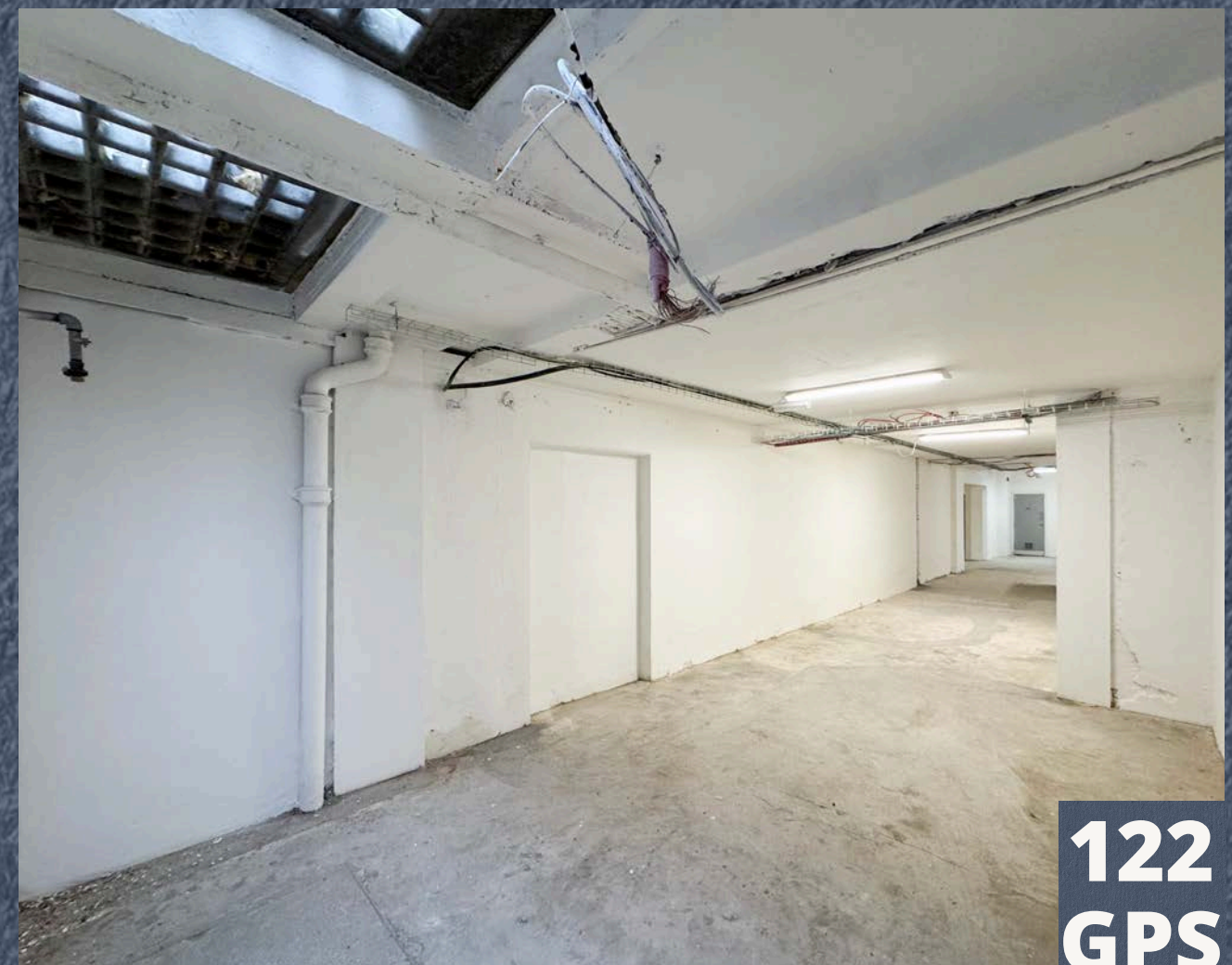
SCALED FLOOR PLANS AVAILABLE UPON REQUEST

122
GPS



Not to scale .
Indicative only.





LEASE

New effective Full Repairing and Insuring lease(s) 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.

FLOOR PLANS

Available on request.

VAT

TBC

EPC

53 C

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. January 2026.