

TO LET
SELF-CONTAINED GROUND & LOWER GROUND FLOOR PREMISES IN THE HEART OF NOHO



SUITABLE FOR OFFICE OCCUPIERS, CREATIVE STUDIOS, DESIGN-LED BUSINESSES,
NON-FOOD RETAILERS & SHOWROOM OPERATORS

RIB

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the GASBAR

the GASBAR

the GASBAR

201

THE FREE DEPARTMENT
CREATIVE AGENCY
LONDON x ARS
FORD MAO

20

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DESCRIPTION

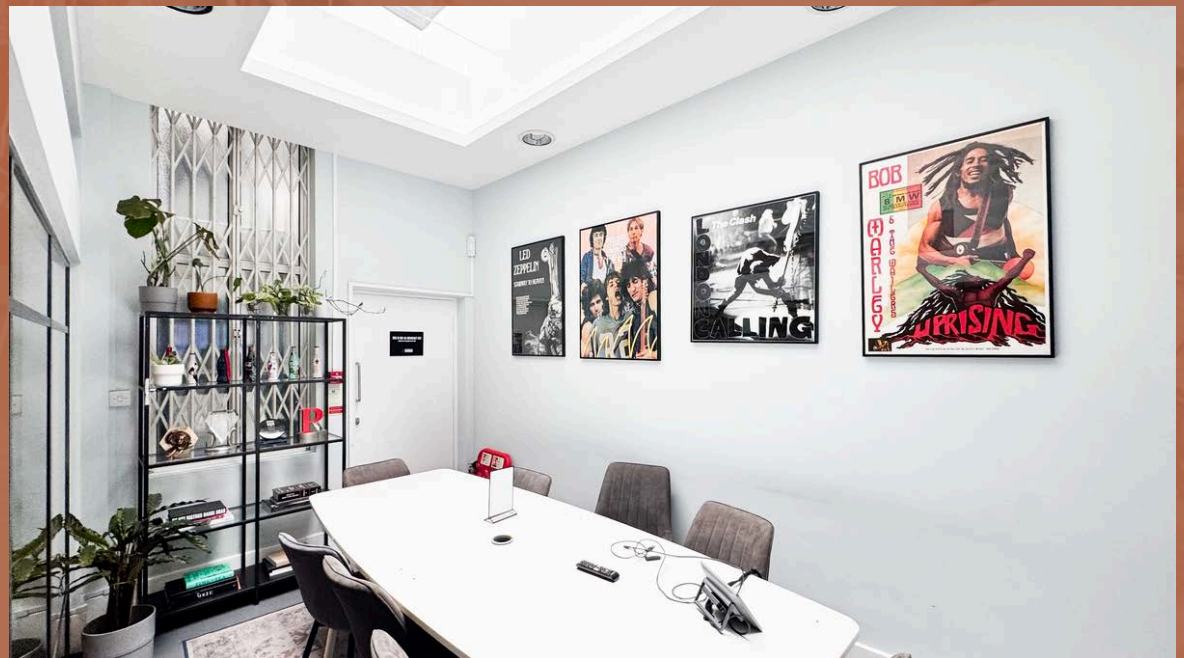
This unique, self-contained ground and lower-ground-floor premises offers an exceptional creative workspace, currently occupied by an established media agency.

The accommodation benefits from impressive ceiling heights throughout, with an abundance of natural light flooding both the front and rear of the building, creating a bright, open and inviting working environment.

The space has been thoughtfully fitted out with a contemporary, industrial-inspired aesthetic, incorporating polished concrete flooring, modern spotlighting and a striking internal spiral staircase connecting the two floors.

Additional features include private call booths to the rear, a dedicated meeting room, a fitted kitchen at lower-ground-floor level and comfort cooling units (not tested).

The combination of characterful architectural features, excellent natural light and a versatile layout makes the premises particularly appealing to creative, media and design-led occupiers seeking a distinctive workspace in the heart of Fitzrovia.





LOCATION

Situated in the heart of Fitzrovia, 20 Little Portland Street offers a prime central London location, combining excellent connectivity with the vibrant atmosphere of one of the capital's most sought-after business and creative districts. The property is just a 4–5-minute walk from Oxford Circus Underground Station, providing access to the Central, Bakerloo and Victoria lines, with Great Portland Street and Tottenham Court Road stations also within easy reach.

Surrounded by an eclectic mix of independent cafés, restaurants, bars, fashion showrooms and creative businesses, the property benefits from a dynamic neighbourhood that blends professional convenience with an established cultural character. Its proximity to Oxford Street, Regent Street and the wider West End further enhances its appeal, offering a wealth of retail, dining and leisure amenities.

With its central location, excellent transport links and access to the amenities of Fitzrovia and the West End, 20 Little Portland Street represents an attractive address for businesses seeking a well-connected and prestigious London base.

Walking Distance to Stations

9 MINS
Oxford Circus

8 MINS
Great Portland Street

13 MINS
Bond Street

Crossrail journey times from Bond Street

3 MINS
Paddington

5 MINS
Farringdon

8 MINS
Liverpool Street

17 MINS
Canary Wharf

33 MINS
Heathrow Airport

National Rail Station journey times from Oxford Circus

5 MINS
King's Cross

6 MINS
Victoria

7 MINS
Euston

11 MINS
Waterloo

18 MINS
London Bridge

National Airports

33 MINS
Heathrow Airport

44 MINS
City Airport

46 MINS
Gatwick Airport

70 MINS
Stansted Airport

LOCATION

HOTELS

- 01 Sanderson London
- 02 The Mandrake Hotel
- 03 The London Edition
- 04 Treehouse Hotel
- 05 The Langham
- 06 Chandos House
- 07 The Soho Hotel
- 08 The Newman

RESTAURANTS

- 09 Berners Tavern
- 10 ROVI
- 11 ROKA
- 12 Pied a Terre
- 13 Hakkasan
- 14 10 Greek Street
- 15 The Carnaby
- 16 Meraki
- 17 Portland

PUBS & BARS

- 18 The Social
- 19 The Finery
- 20 London Cocktail Club
- 21 The Crown & Sceptre
- 22 The Lucky Pig
- 23 BrewDog Soho
- 24 The Bloomsbury Club

MEDICAL

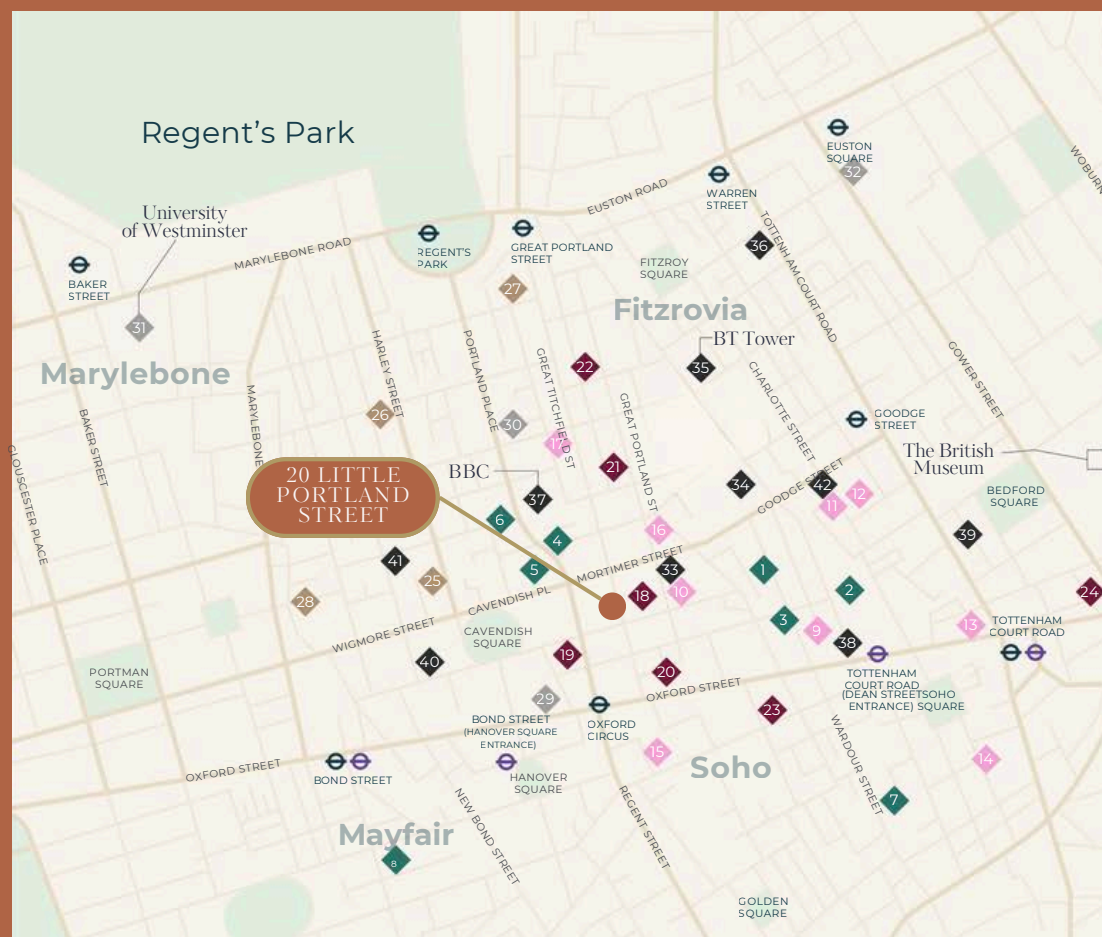
- 25 Isokinetic London
- 26 The Harley Street Clinic
- 27 The Portland Hospital
- 28 Schoen Clinic

EDUCATIONAL

- 29 UAL London College of Fashion
- 30 EIFA International
- 31 University of Westminster
- 32 UCL

OFFICE OCCUPIERS

- 33 Lionsgate
- 34 Estee lauder
- 35 BT Tower
- 36 Arup
- 37 BBC
- 38 Facebook
- 39 Skyscanner
- 40 Coca Cola
- 41 Taylor Bennett
- 42 Knotel





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

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

TBC.

VAT

The building is elected for VAT.

FLOOR PLANS

Available on request.

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.

CONTACT US

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