

3-4A LITTLE PORTLAND STREET

FITZROVIA, W1W 7JB

FOREST
REAL ESTATE

TO LET

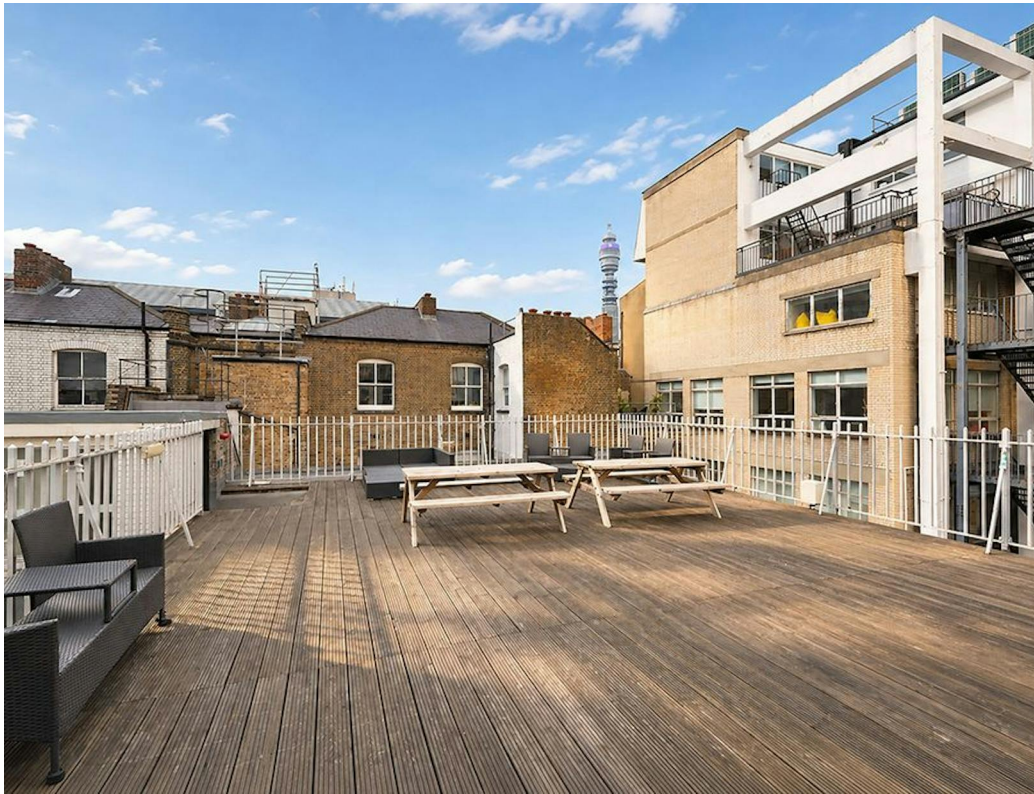
2,110 SQ FT

Stylish, fully fitted Fitzrovia office with space for 25-35 desks, two meeting rooms and an impressive 1,165 sq ft private terrace

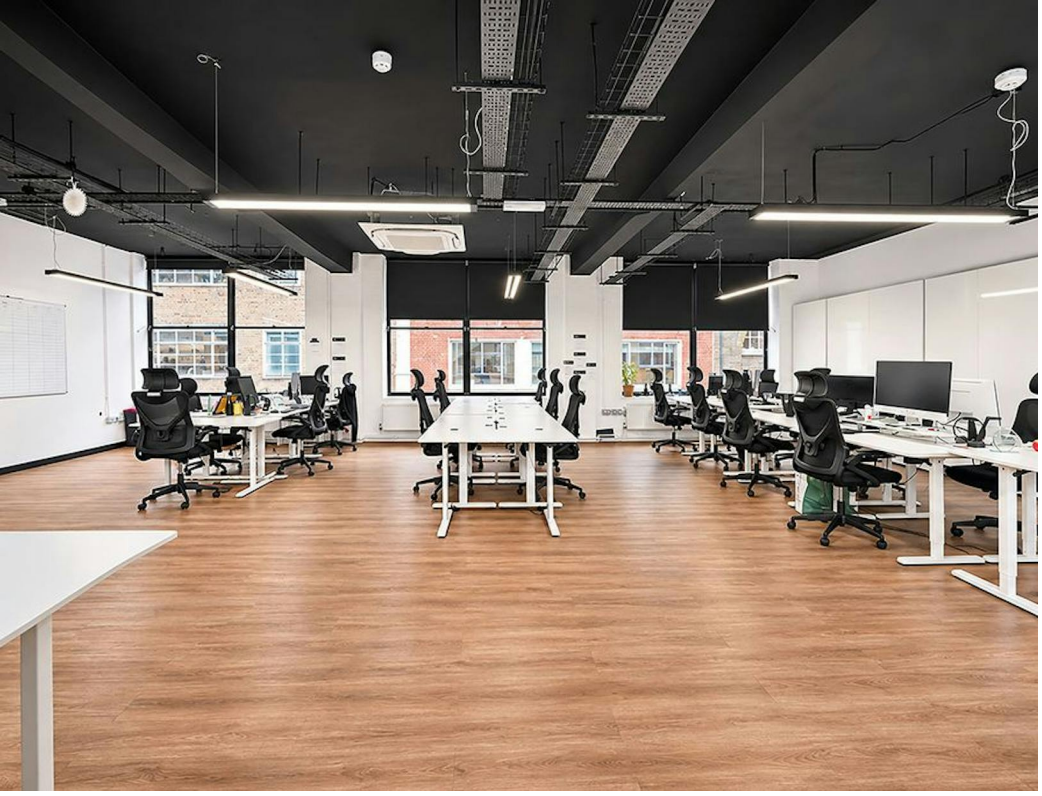
Key Features

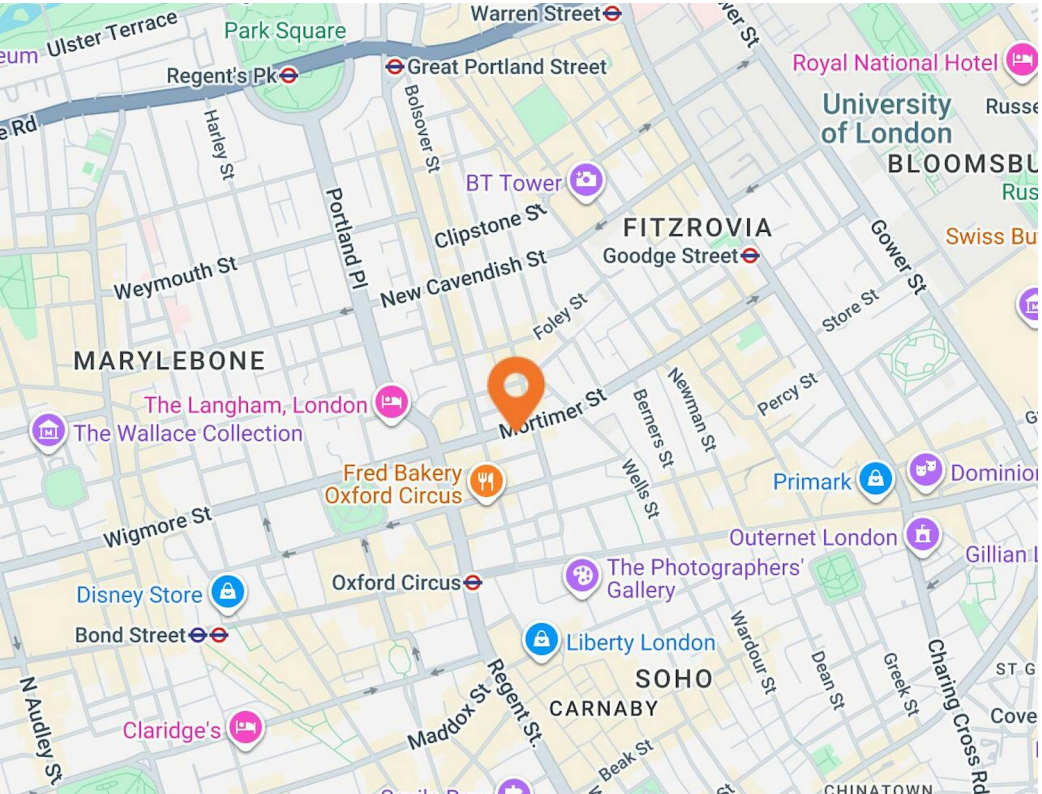
- Wood Flooring
- Excellent Natural Light with Dual Aspect
- Passenger Lift
- Video Entryphone
- 1,165 sq ft Private Terrace
- 8 & 12 Person Meeting Rooms
- High Ceilings
- Refurbished WC & Showers
- Perimeter Cabling
- 24/7 Access
- Generous Kitchen/Breakout





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Description

A bright, fully fitted office suite offering a fantastic open-plan working environment, with comfortable space for approximately 20–25 desks. The suite also benefits from two dedicated meeting rooms, one large and one medium, providing plenty of flexibility for team meetings, client catch-ups and focused discussions.

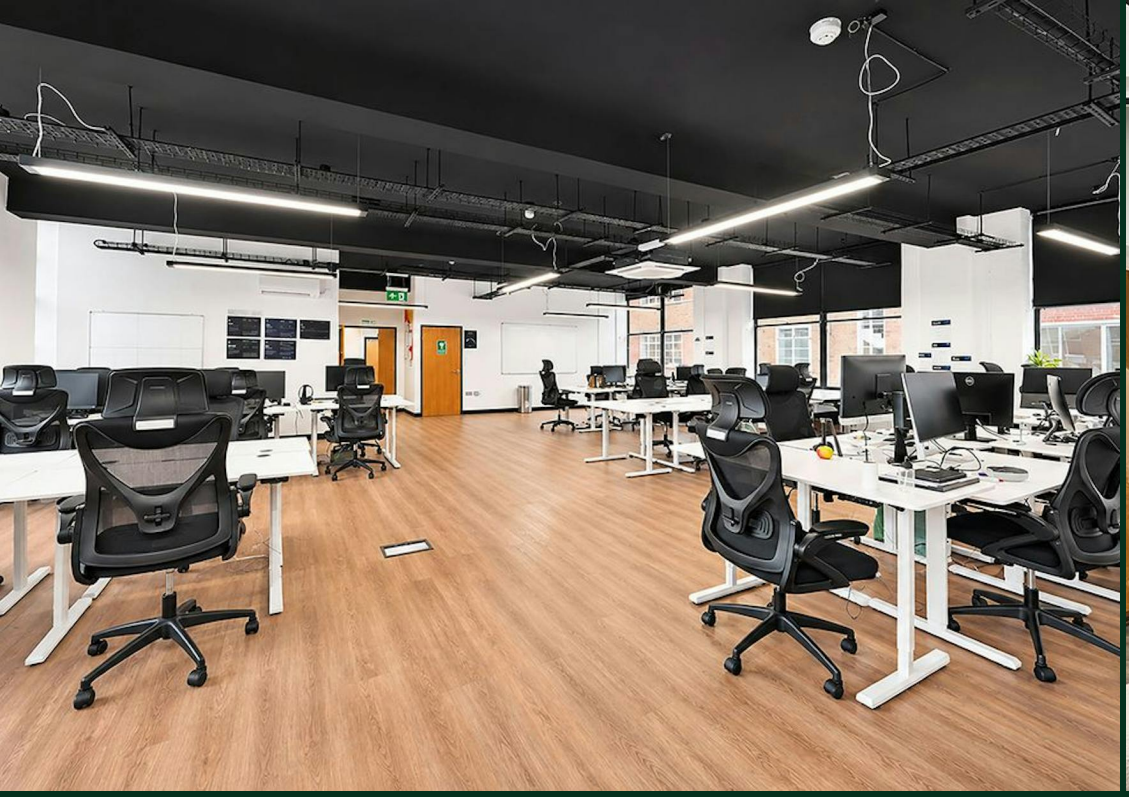
A welcoming reception and waiting area, fully fitted kitchen and the added bonus of a private terrace extending to approximately 1,165 sq ft make this a workspace with plenty to offer. An ideal spot to step away from the desk, enjoy some fresh air or make the most of a bit of outdoor space during the working day.

Location

Situated in the heart of Fitzrovia, just moments from Oxford Circus, Little Portland Street enjoys an enviable West End location, surrounded by some of London's best food, drink and lifestyle destinations.
The area is packed with great places to eat, meet and unwind. Fitzrovia favourite Riding House has become a go-to for everything from morning coffee meetings to all-day dining, while the nearby Sanderson and The London EDITION bring a touch of five-star hospitality to the neighbourhood. Add an excellent choice of restaurants, cafés and bars, with plenty of options for after-work drinks or payday team lunches, and there's always somewhere worth heading to.

Oxford Circus (Central, Victoria and Bakerloo lines) and Tottenham Court Road (Elizabeth and Central lines) Underground stations are both within a short walk, with numerous bus routes also close by.

A vibrant West End setting, with everything from great coffee to client entertaining right on the doorstep.



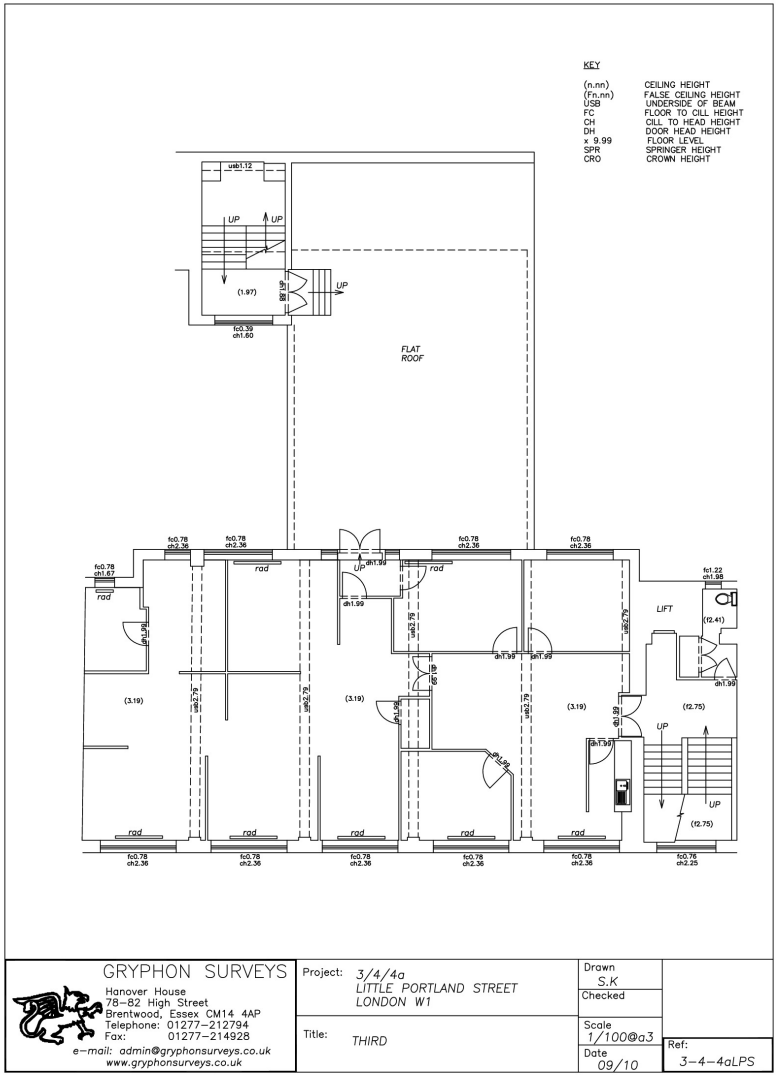





We build meaning
connections

Plans

3rd Floor Plan



Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd	2,110	196.03	Available
Total	**2,110**	**196.03**	

Lease	New Lease
Rent	£74.50 per sq ft
Rates	£28.44 per sq ft
Service Charge	£14 per sq ft
VAT	Applicable
EPC	On application

Contact

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