



THE
PORTMAN
ESTATE

3 Fitzhardinge Street,
Marylebone

About the Property

All-Inclusive Managed Offices

3 Fitzhardinge Street is a beautiful Georgian property located in the heart of Marylebone, situated between Manchester Square and Portman Square.

The floors have been recently refurbished to provide plug and play, furnished offices and are available on a managed basis from the Estate, providing ease of occupation for an incoming tenant.



What's Included:



Fully furnished



Rates



Rent



Utilities



Service Charge



Dilapidations



Building Insurance



Daily Office cleaning



Membership access to
The Orchard



Fibre

Building Amenities:



WCs on lower ground,
ground and first floor



Communal kitchens on
lower ground and first
floor



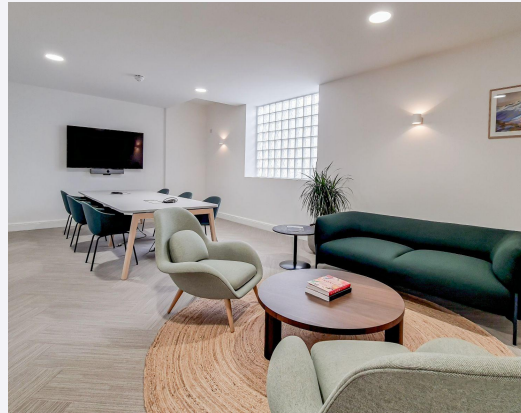
Shower on ground floor

Suite 1

£120.00 PSF

Lower Ground
Floor

1,003 SQ FT



Number of desks
8

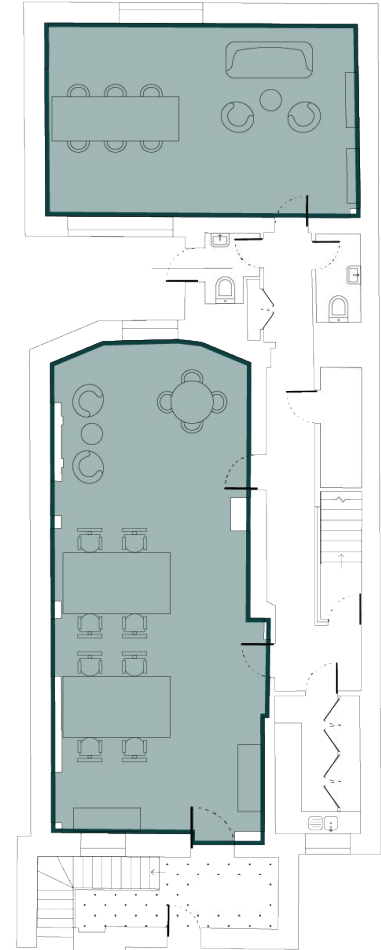


Meeting rooms
1



Breakout areas
1

Floor Plan



Suite 2

£160.00 PSF

Ground Floor

670 SQ FT

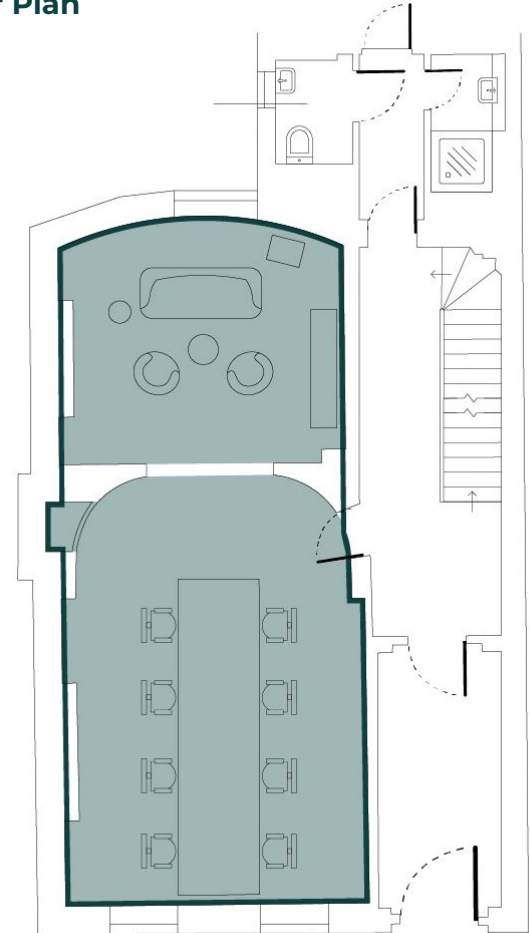


Number of desks
8



Breakout areas
1

Floor Plan



Suite 3

£140.00 PSF

Third Floor

753 SQ FT



Number of desks

6



Meeting rooms

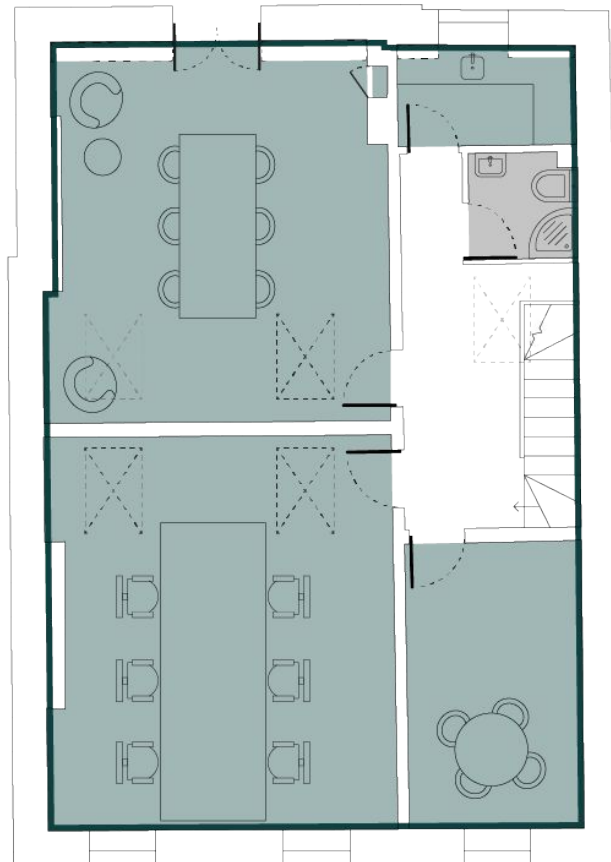
1



Breakout areas

1

Floor Plan



Location

Eat and drink

1 - The Orchard

1 Great Cumberland Place

2 - Philglas & Swiggot

20 New Quebec Street

3 - Boxcar Bar & Grill

23 New Quebec Street

4 - Daisy Green

20 Seymour Street

5 - Nobu Portman Square

22 Portman Square

6 - Itsu

13 Baker Street

7 - Joe and the Juice

7 Baker Street

8 - The Devonshire Arms

7 Duke Street

9 - Reubens Cafe and Bakery

52 Baker Street

Shop

10 - Coop

34 Robert Adam Street

11 - Marks and Spencer

458 Oxford Street

12 - Selfridges

400 Oxford Street

Experience

13 - The Wallace Collection

Hertford House, Manchester Square

14 - KOBOX Marylebone

16 Baker Street

15 - Moco Museum London

1 Marble Arch

Transport Links



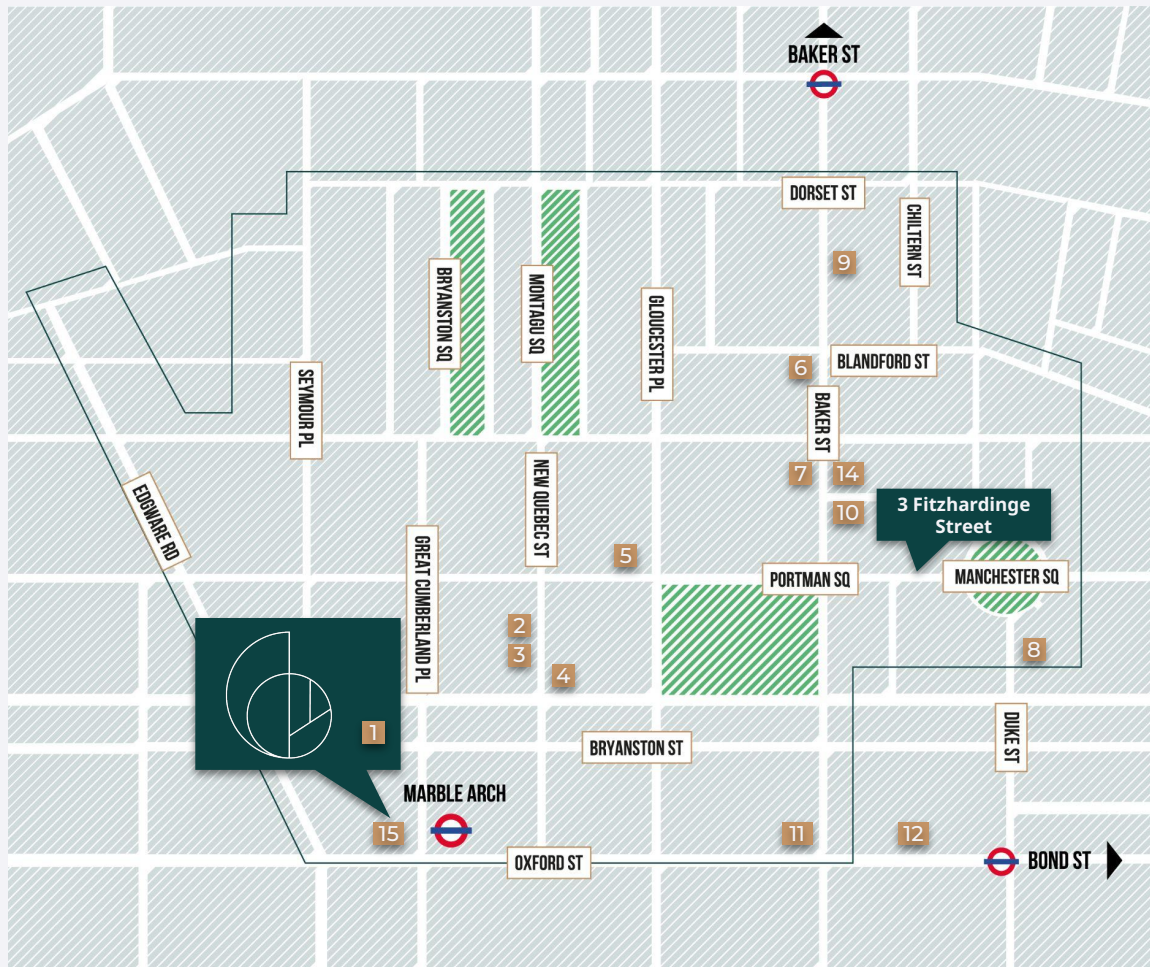
Bond Street

6 minute walk



Oxford Circus

14 minute walk





The Neighbourhood

Nestled between Hyde Park and Regents Park, Portman Marylebone is a friendly and dynamic neighbourhood in the heart of Marylebone, curated by The Portman Estate.

It's a foodie haven, with a unique and culturally diverse range of restaurants, cafés and coffee shops all within a stone's throw of each other.

The Portman Estate is a forward thinking property business with an enduring heritage and a commitment to promoting and protecting the long term success of Marylebone and London's West End.

In 2022 The Portman Estate became the first and only Estate to be awarded B Corp Certification.

Discover our directory here
portmanmarylebone.com





Members Clubspace

Recently opened on The Portman Estate is The Orchard - a new business led clubspace at One Great Cumberland Place.

Operated by innovative workspace provider, x+why, The Orchard is a new amenity for businesses both in the building and local area to meet, work and collaborate.

Membership to exclusive tenant club space at The Orchard, One Great Cumberland Place, including the following:

- Bookable meeting rooms and conference facilities
- Co-working facilities
- Exclusive restaurant with terrace

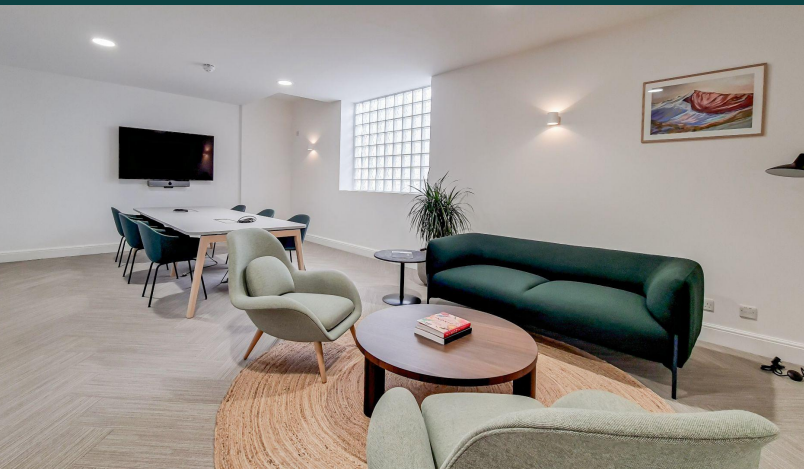
Find out more

www.xandwhy.co.uk/clubspace/the-orchard



3 Fitzhardinge Street, Marylebone

All-Inclusive Managed Offices



RX
LONDON

Catherine Lloyd

catherine.lloyd@rx.london
07795 445 833

Imogen Purvis

imogen.purvis@rx.london
07377 978 348

Jack Rose

jack.rose@rx.london
07590 814753

Colliers

Leah Noray

leah.noray@colliers.com
07703 744 148

Tom Tregoning

tom.tregoning@colliers.com
07765 258 526

Tash Atkinson

tash.atkinson@colliers.com
07936 338 767

Disclaimer:

Whilst every effort has been made to ensure accuracy, no responsibility is taken for error, omission, or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatsoever is made or given either during negotiations or in particulars by vendor, lessors or the agent. Please be advised that all offers made to The Portman Estate are subject to internal referencing and strength of covenant checks. The Portman Estate are under no obligation to accept any offers made to the Estate.