

# The Langham Estate



42-48 Great  
Portland Street,  
London, W1W 7LZ

4TH FLOOR  
5,137 SQ FT | 477.24 SQ M  
OFFICE TO LET



[Langhamestate.com](http://Langhamestate.com)

020 7580 5656



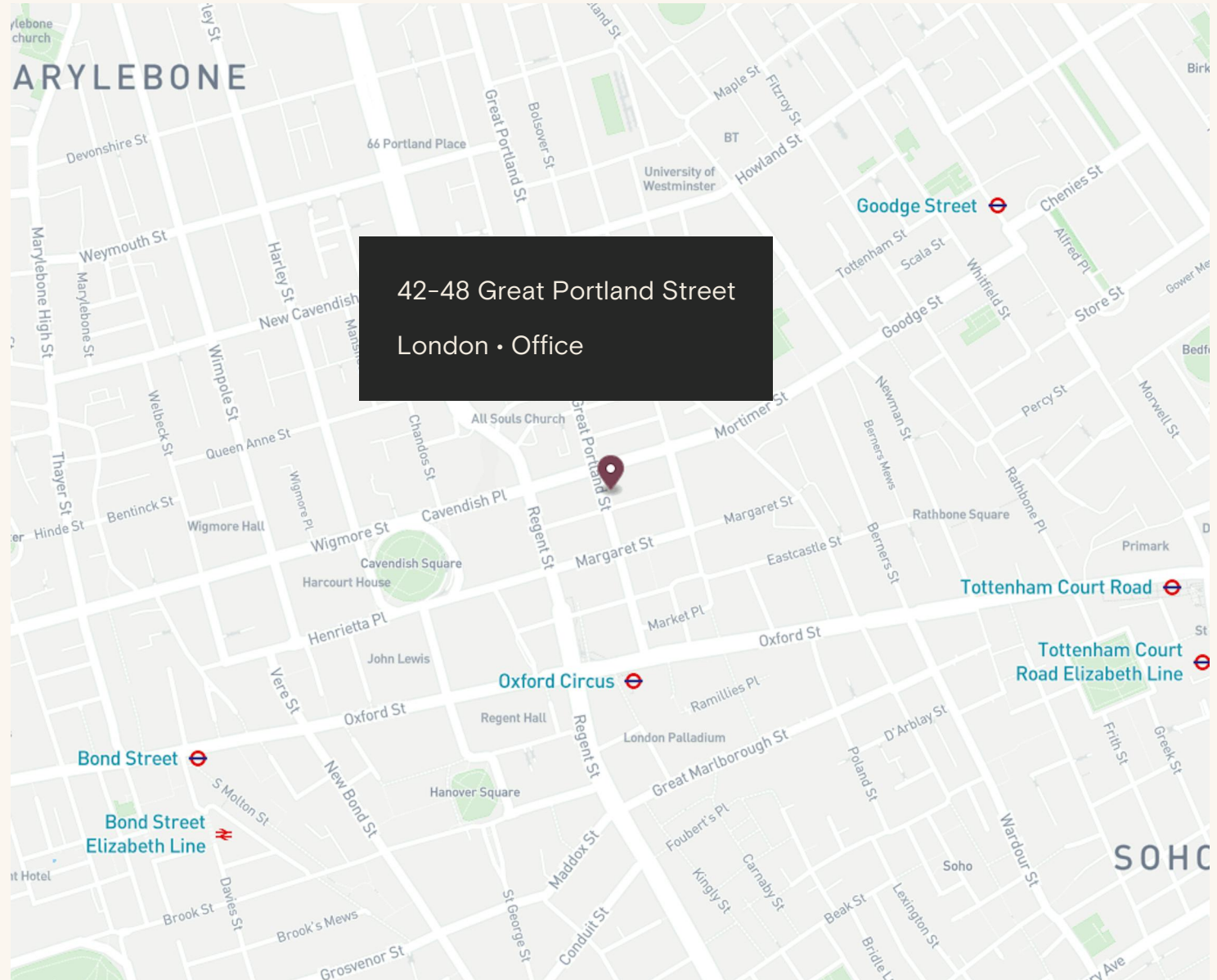
## Location

42-48 Great Portland Street is prominently positioned on the east side of Great Portland Street, just moments from Oxford Street and nestled within the energetic Fitzrovia Quarter. The location combines a rich mix of creativity, commerce, and lifestyle, with world-class dining, shopping, and cultural destinations all within walking distance.

The property benefits from excellent transport connections, with Oxford Circus, Goodge Street, and Great Portland Street stations close by, providing access to the Central, Victoria, Bakerloo, Metropolitan, Circle, Hammersmith & City, and Northern lines. The Elizabeth Line at nearby Tottenham Court Road further enhances connectivity, ensuring swift links across London and beyond.

## Connectivity

Oxford Circus	3 mins walk
Goodge Street	7 mins walk
Bond Street	8 mins walk
Tottenham Court Road	9 mins walk



42-48 Great Portland Street - 4th Floor



1,480 sq ft newly  
refurbished self-contained  
office space





# 42-48 Great Portland Street - 4th Floor



42-48 Great Portland Street - 4th Floor





## Features

- Self Contained
- LED Lighting
- Excellent Transport Links
- Air Conditioning
- Excellent Natural Light
- 24 Hours Access
- Perimeter Trunking
- Own Kitchenette
- Passenger Lift
- Newly Refurbished
- Private WCs
- EPC B

## Details

### Floor Area

5,137 SQ FT / 477.24 SQ M

### Rent

£70 per sq ft

### Lease Terms

A new Full Repairing & Insuring Lease is available for a term by arrangement, outside the Landlord & Tenant Act 1954.

### Possession

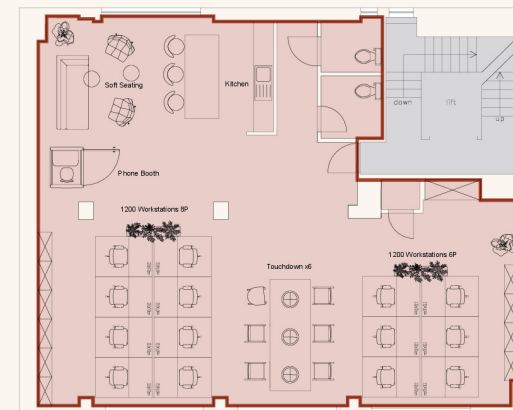
Immediate upon completion of legal formalities

### Legal Costs

Each party to be responsible for their own legal costs

### VAT

Pricing exclusive of V.A.T



### Accommodation schedule

1200 Workstations	14
Touchdown x6	01
Phone Booth x1	01
Soft Seating	01
Kitchen	01

Scale 1:100





Name	sq ft	sq m	Availability
2nd	1,440	133.78	Let
3rd	1,433	133.13	Available
4th	1,480	137.50	Available
5th	784	72.84	Available
<b>Total</b>	<b>5,137</b>	<b>477.25</b>	

## Schedule of Areas





# Sustainability



We aim to reach NET ZERO emissions by 2040 from our operations



100% Landlord Renewable Electricity



Zero waste to landfill in the building



Waste management initiative



We are Signatories of WCC Sustainable City Charter



LED Lighting



EPC Rating

FQ

*Discover* Fitzrovia Quarter



FITZROVIA QUARTER



Explore our neighbourhood

# The Langham Estate

langhamestate.com

For further information call

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