

180
Great Portland Street
FITZROVIA W1

TWO INTERCONNECTING FULLY FITTED OFFICE FLOORS FOR RENT,
IN THE HEART OF FITZROVIA.

THE SPACE

This office space occupies the interconnecting 2nd and 3rd floors, seamlessly linked by an internal staircase. The office is delivered in a fully fitted condition.



The space includes multiple meeting rooms and inviting breakout areas, ideal for company collaboration. With on-site reception services and premium end-of-journey facilities, including showers and bike storage, this office offers convenience and comfort.







Located in an amenity-rich building, it provides a perfect blend of functionality and sophistication in a prime setting.



On-site receptionist

Passenger lift

End of journey facilities includes:
showers, lockers & cycle storage

Air-conditioning

Fully Fitted with multiple meeting rooms
and private offices

Interconnecting staircase

Offered by way of assignment or
sub-lease

48 desks with space to add more

30+ meeting rooms and private office
suites across both floors

On Floor Kitchenettes



Interconnecting Staircase from 2nd - 3rd Floor



Breakout Areas and Meeting Rooms Throughout



LOCATION

Fitzrovia is one of London's most sought-after locations. Offering excellent connectivity across the city, with easy access to major transport links, including the Underground and buses, you'll be well connected to all areas of London.



LOCATION

Surrounded by a vibrant mix of cafes, restaurants, and cultural hotspots, Fitzrovia is the perfect blend of business and lifestyle, offering your team the ideal environment to thrive.

- RESTAURANTS
- DRINKS
- FITNESS
- SHOPPING



180
Great Portland Street
FITZROVIA W1

Marylebone

Fitzrovia

Soho

Mayfair

Covent Garden

HYDE PARK

REGENT'S PARK

RIVER THAMES



Regent's Park



Salt Yard

Caravan



Regent's Park

AVAILABILITY

This office is available by way of an assignment, with the lease running until May 2032 and a break option in 2027. Alternatively, there would also be an option to sub-lease this office.



The accomodation comprises the following areas:

Floor	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total	Total Month	Total Year	Availability
2nd	7,708	£73.52	£32.23	£18.57	£110.40	£70,913.60	£850,963.20	Available
3rd	8,430	£73.50	£33.03	£18.78	£111.23	£78,139.08	£937,668.90	Available
Total	16,138	£73.51	£32.63	£18.68	£110.82	£149,052.68	£1,788,632.10	

TERMS: ASSIGNMENT OF LEASE

The lease expiry date is 19/05/2032 with a break option on 20/05/2027. A Sub-lease will also be granted.

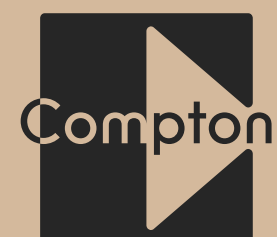
CONTACT

All appointments to view must be arranged via sole agents, Compton, through:

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07788 423131

Daniel Howard
dh@compton.london
07725341984

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07585 793 379



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