



Location

Great Portland Street is a key gateway into the Fitzrovia Quarter and runs parallel to Regent Street.

World renowned lifestyle and speciality retailer, KITH, will open their UK flagship within the same block on Regent Street - target opening Q4 2025.

Other nearby occupiers include Clutch Café, KEF Music, Rupert Sanderson, Natalino, Townhouse Nails, Arlettie and Salad Project.

Accommodation

Ground Floor	644 sq ft	59.85 sq m
Basement	785 sq ft	72.96 sq m
Basement Vaults	209 sq ft	19.42 sq m
First Floor	343 sq ft	31.88 sq m
Second Floor	335 sq ft	31.12 sq m
Third Floor	339 sq ft	31.51 sq m
Fourth Floor	268 sq ft	24.91 sq m
Total	2,922.9 sq ft	271.64 sq m

Lease Term

Available on a new lease for a term to be agreed, to be contracted outside the Landlord & Tenant Act (1954). Subject to vacant possession.

Rent

Rent on Application.

Rates

Rateable Value	£77,000
UBR	0.555 (25/26)

Interested parties are advised to make their own enquiries with Westminster Council to confirm their exact liabilities.

Costs

Each party is to be responsible for their own costs incurred in the transaction.

Energy Performance Certificate

Rating – E (112).

Contact

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