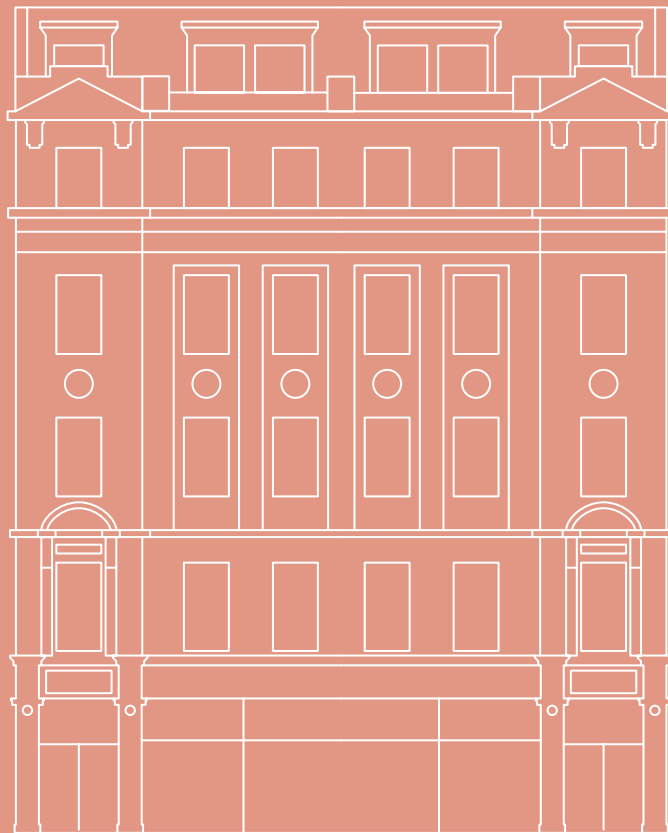


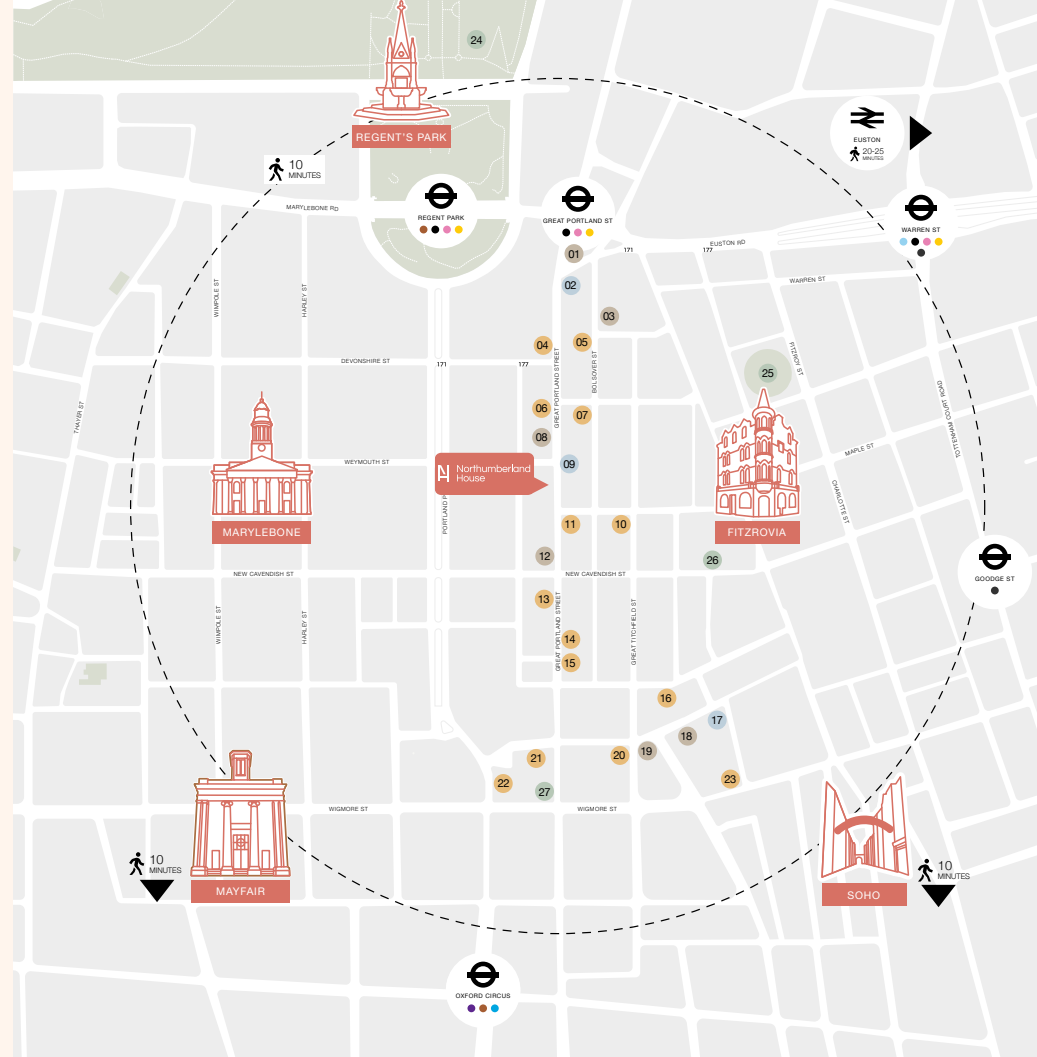
N Northumberland House



155-157 Great Portland St, London W1W 6QP

PART OF *fitzrovia*co

Welcome to Great Portland Street



- 01 Black Sheep Coffee
- 02 The Albany
- 03 Peyton and Byrne Bakeries
- 04 Ibérica Marylebone (PART OF FITZROVIA)
- 05 Honey & Smoke Grill House
- 06 Kibele Restaurant (PART OF FITZROVIA)
- 07 Dermatio
- 08 Starbucks (PART OF FITZROVIA)
- 09 Sixes Social Cricket
- 10 Caravan Fitzrovia Restaurant
- 11 Clipstone
- 12 GAIL's Bakery Great Portland Street
- 13 Portland (PART OF FITZROVIA)
- 14 Sushi Atelier
- 15 Kibako London
- 16 Meraki Greek Restaurant & Bar Fitzrovia
- 17 The Green Man
- 18 Scandinavian Kitchen
- 19 Kaffeine Coffee
- 20 Riding House Fitzrovia
- 21 Madera at Treehouse London
- 22 The Wigmore
- 23 Mortimer House Kitchen
- 24 Regent's Park
- 25 Fitzroy Square Garden
- 26 Rumble
- 27 Psycle Oxford Circus

● PUB / BAR ● COFFEESHOP ● PARK / GYM ● RESTAURANT

DISCOVER WORLD-CLASS AMENITIES RIGHT AT YOUR DOORSTEP IN FITZROVIA.

Discover the vibrant business community on Great Portland Street in the prestigious Fitzrovia neighborhood, offering easy access to Soho, Mayfair, and Marylebone. With excellent transport links, world-class amenities, and the tranquility of Regent's Park nearby, it's an ideal location for professionals. At FitzroviaCo, we aim to

redefine the real estate experience by creating environments where businesses thrive and individuals flourish, focusing on innovation, sustainability, and community to shape the future of urban living and working.

Timeless Architecture, Contemporary Workspaces.



FULLY FITTED OFFICE SUITES



ORIGINAL ARCHITECTURAL FEATURES



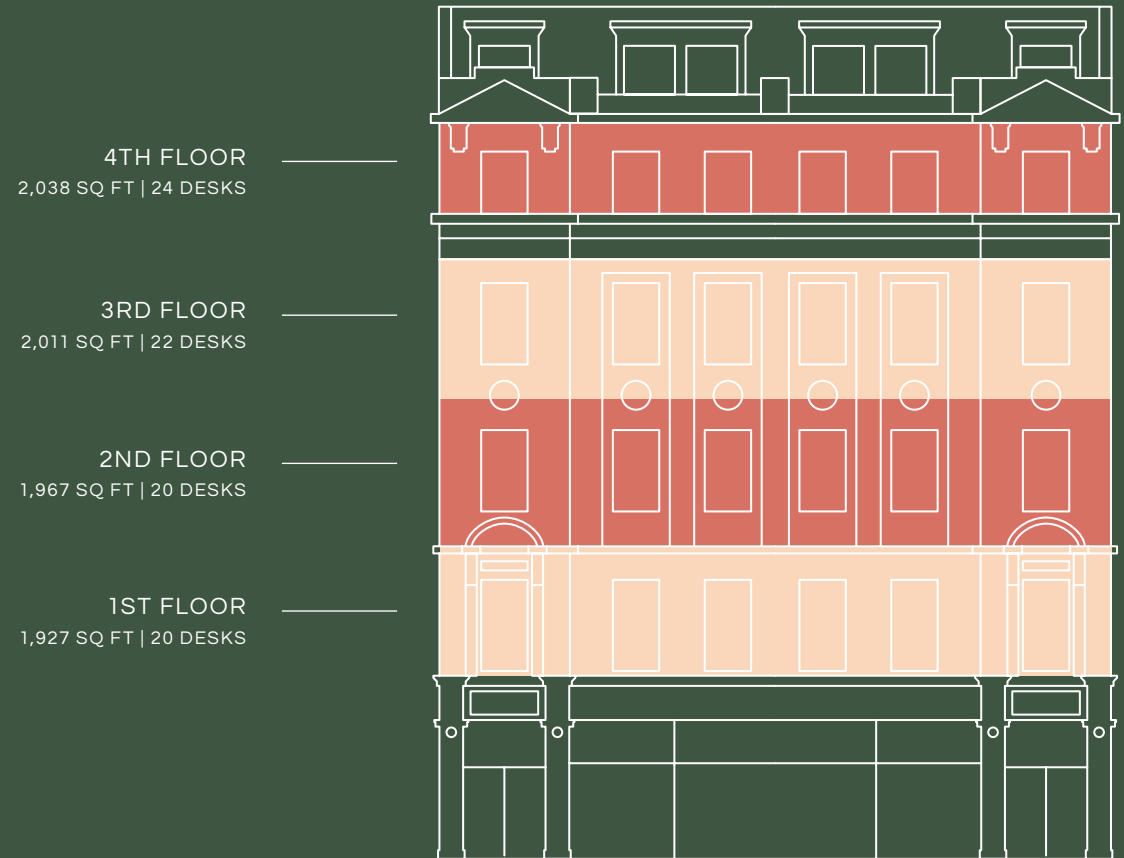
GREAT CONNECTIVITY



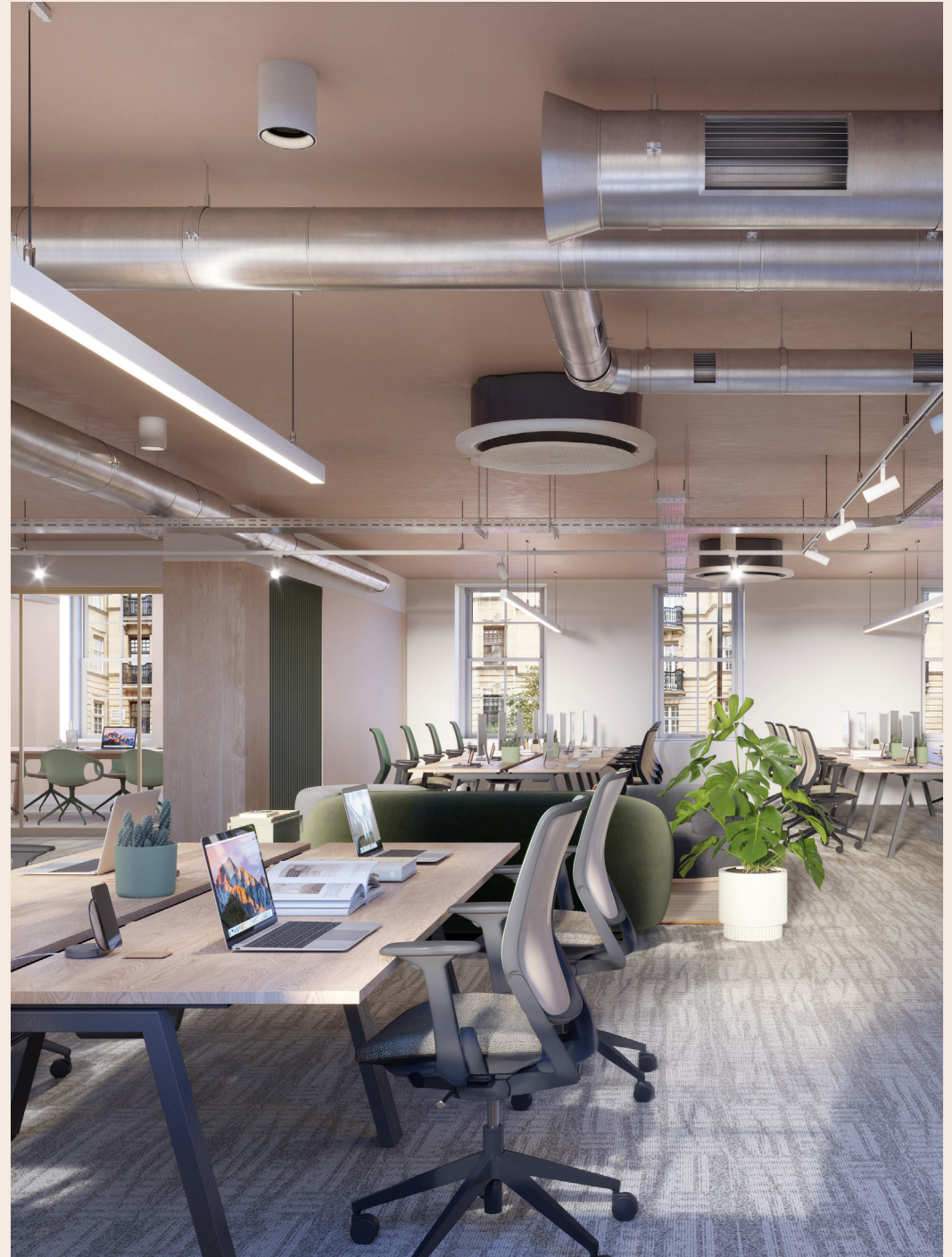
OWN FRONT DOOR



SUSTAINABILITY FOCUS



Space Availability







SPECIFICATION

NIA 183 sqm / 1,967 sqft

EPC
*Targeted



WORKSTATIONS
20 Fixed Workstations



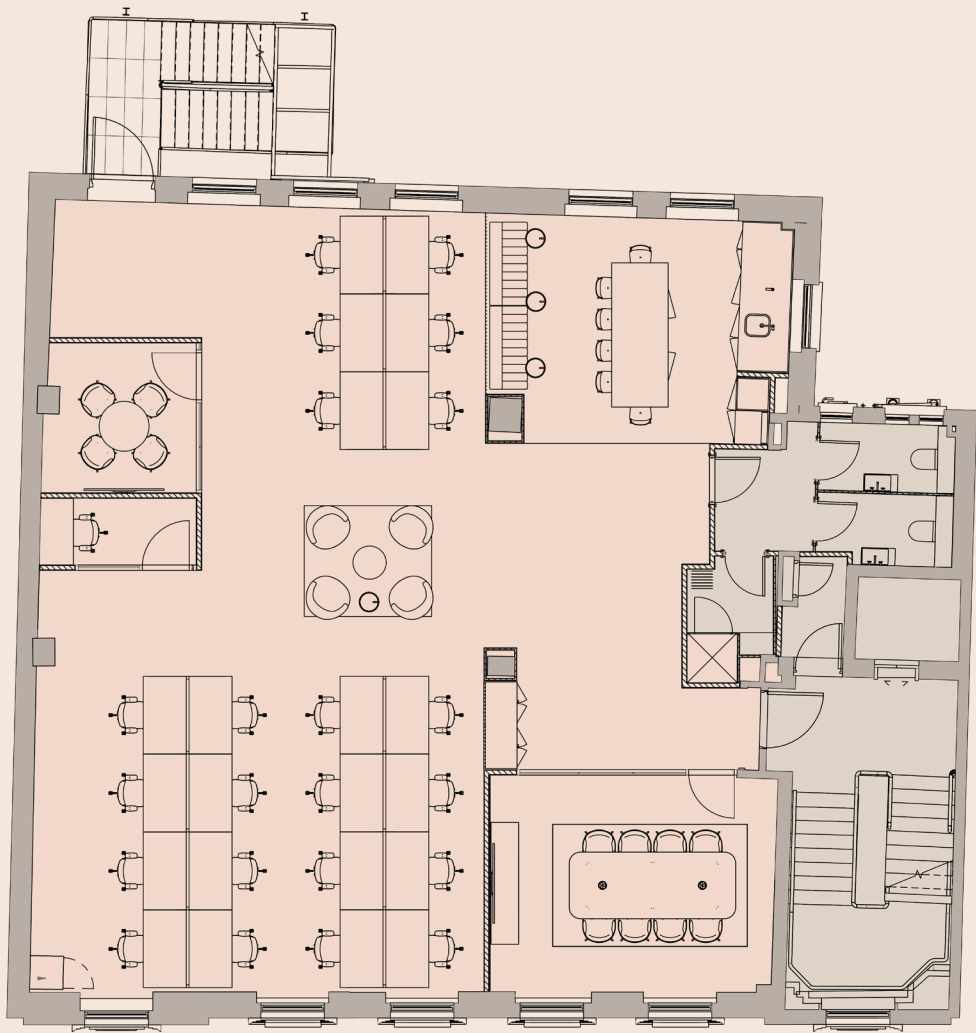
MEETING
1-1 Meeting /Focus
1 x 4 -Person Meeting
1 x 8-Person Meeting



BREAKOUT
Welcome Lounge
Kitchen with 5-Person Island
Booth Seating



AMENITY
Suite Accessed WCs
High Speed WiFi



SPECIFICATION

NIA 187 sqm / 2,011 sqft

EPC
*Targeted



WORKSTATIONS
22 Fixed Workstations



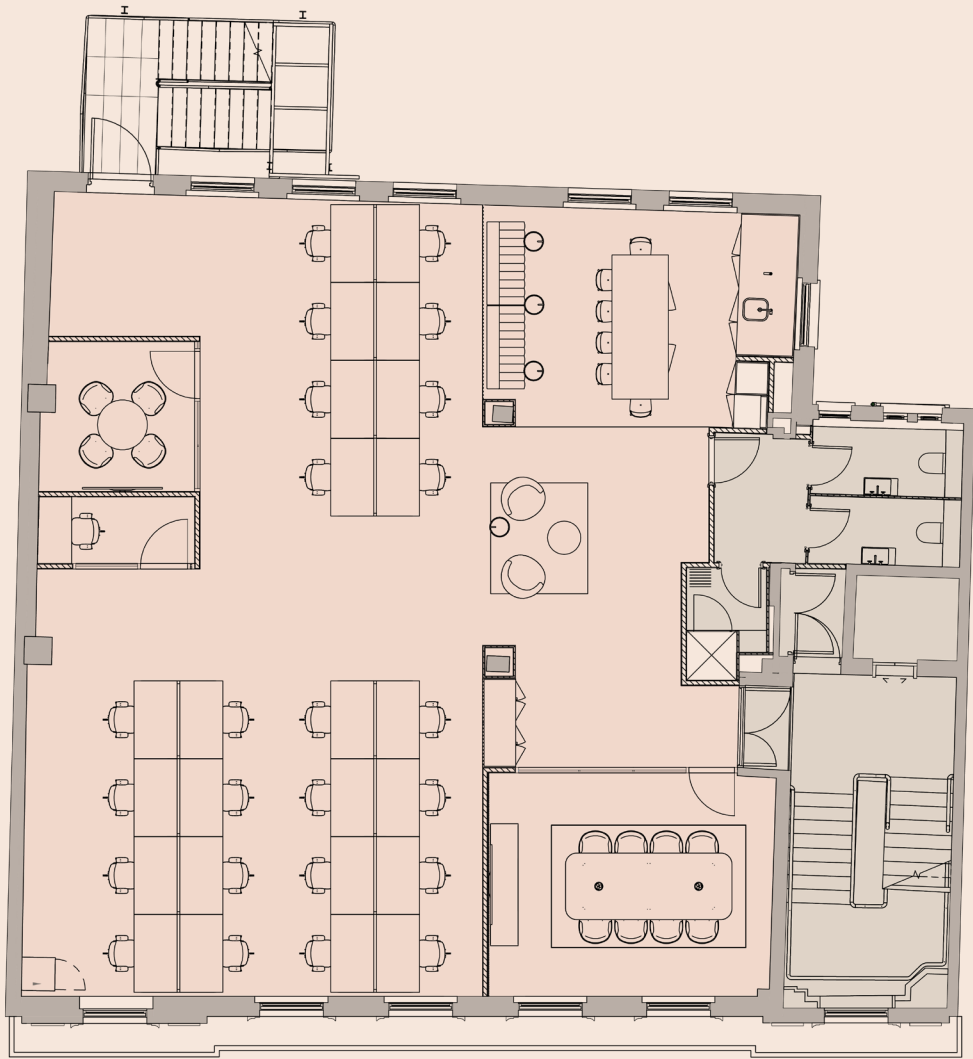
MEETING
1-1 Meeting /Focus
1 x 4 -Person Meeting
1 x 8-Person Meeting



BREAKOUT
Welcome Lounge
Kitchen with 6-Person Island
Booth Seating



AMENITY
Suite Accessed WCs
High Speed WiFi



SPECIFICATION

NIA 189 sqm / 2,038 sqft

EPC
*Targeted



WORKSTATIONS
24 Fixed Workstations



MEETING
1-1 Meeting /Focus
1 x 4 -Person Meeting
1 x 8-Person Meeting



BREAKOUT
Welcome Lounge
Kitchen with 5-Person Island
Booth Seating



AMENITY
Suite Accessed WCs
High Speed WiFi

PART OF

*fitzrovia*co

MANAGED BY

Oval

BRAND BY

kin

RENT

POA

RATES

POA

SERVICE CHARGE

POA

TOTAL OUTGOINGS

POA

FIBRE

FULLY CONNECTED
PLUG AND PLAY

EPC

TARGET B+

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House