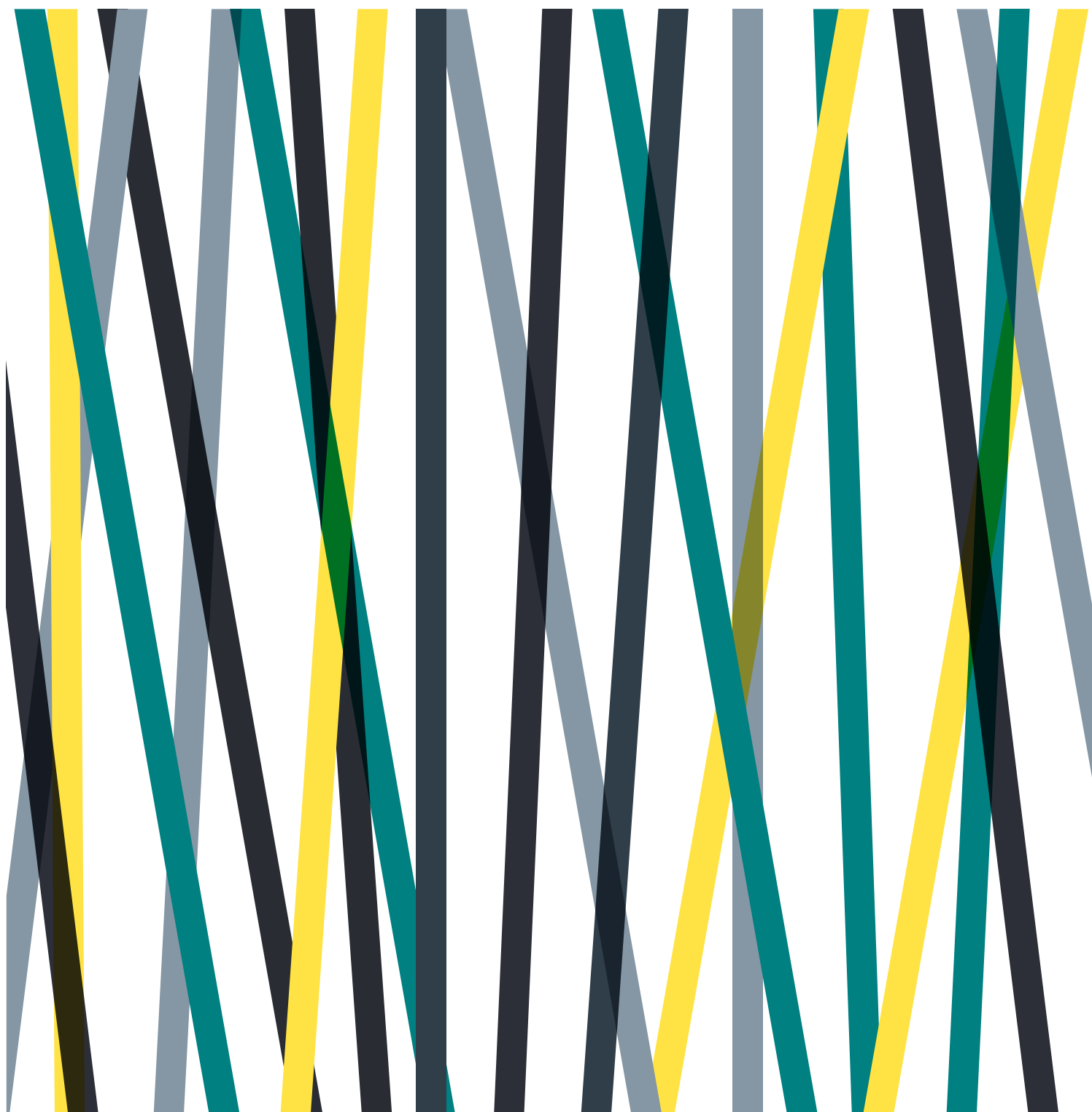


# 12 Little Portland Street

London W1

by **THE CROWN  
ESTATE**



# An elegant new office building

**12 Little Portland Street offers up to 9,376 sq ft of newly refurbished and fully fitted out office space nestled between stylish Fitzrovia and bustling Soho.**

A contemporary, bright reception welcomes you through to the newly refurbished office accommodation, arranged over six floors. The office floors are fully fitted out to the highest of standards, offering a unique turn-key opportunity.

## Specification



Flexible leases



Fully fitted & furnished



Manned reception



24 Hour security



4 showers & 30 lockers



25 cycle spaces



Air conditioning



Suspended LED lighting



Plug and play fibre enabled



Access to Regent Street Privilege Club

NB. Areas subject to a measured survey



# The Building



Reception CGI



# Typical Floor



2nd Floor CGI

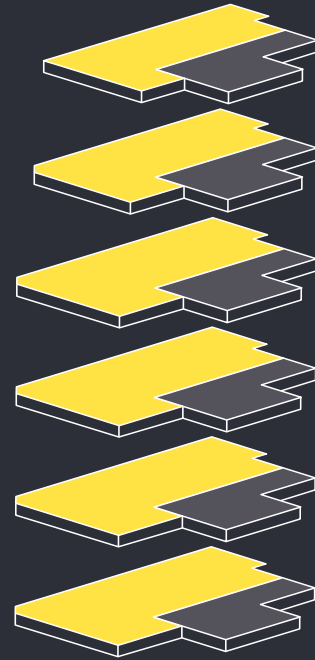




Contemporary  
new fitted space

# Accommodation

Floor	Sq Ft	Sq M
6th	1,109	103.0
5th	1,496	139.0
4th	1,701	158.0
3rd	1,733	161.0
2nd	1,722	160.0
1st	1,615	150.0
<b>Total</b>	<b>9,376</b>	<b>871.0</b>



Areas subject to a measured survey.

For indicative purposes only. Not to scale.



5th Floor CGI

# Typical Floor

1,722 Sq Ft (160.0 Sq M)

Workspaces	22
Hotdesks	6
8 person meeting room	1
Breakout areas	2
Kitchenette	1
<b>Total occupancy</b>	<b>28</b>



# 5th Floor

1,496 Sq Ft (139.0 Sq M)

Workspaces	16
Hotdesks	6
8 person meeting room	1
Breakout areas	2
Kitchenette	1
<b>Total occupancy</b>	<b>22</b>



# 6th Floor

1,109 Sq Ft (103.0 Sq M)

Workspaces	12
Hotdesks	6
8 person meeting room	1
Breakout areas	2
Kitchenette	1
<b>Total occupancy</b>	<b>18</b>



For indicative purposes only. Not to scale.





# The Local Area – choice at your fingertips



Psycle – Mortimer Street



Apple – Regent Street



Niketown – Oxford Street



Liberty – Great Marlborough Street



Berners Tavern – Berners Street





Salt Yard – Goodge Street



& Other Stories – Regent Street



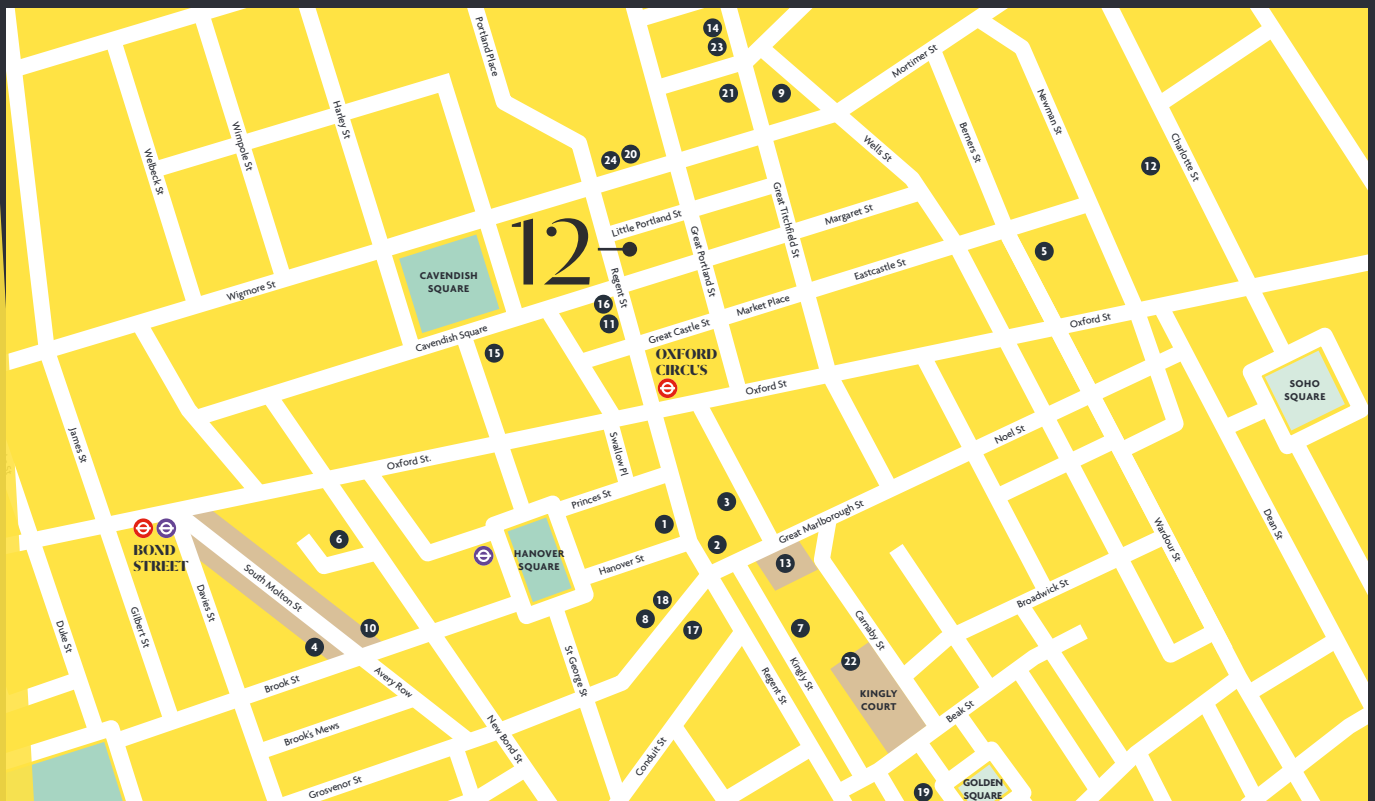
Charlotte Street – Charlotte Street Hotel



# Within easy reach of amenities & transport

12 Little Portland Street is only a short stroll from the bustling restaurant and retail scene around Regent Street and Fitzrovia.

Oxford Circus provides excellent connections with direct trains to London's key underground and national rail stations. Connectivity will soon be further enhanced with the opening of Elizabeth Line at Bond Street, with an entrance on Hanover Square.



## Local Amenities

- |                     |                          |
|---------------------|--------------------------|
| 1. Apple            | 13. Liberty              |
| 2. Arket            | 14. Mac and Wild         |
| 3. Aqua Spirit      | 15. Market Hall West End |
| 4. Balls Brothers   | 16. Meat Liquor          |
| 5. Berners Tavern   | 17. Patara               |
| 6. Cubé             | 18. Pollen Street Social |
| 7. Dishoom          | 19. Polpo                |
| 8. Goodman          | 20. Psyche               |
| 9. Homeslice        | 21. Riding House Cafe    |
| 10. Ikeda           | 22. Rosa's               |
| 11. Joe & the Juice | 23. Scandinavian Kitchen |
| 12. Koba            | 24. Workshop Coffee      |

## Journey Times

Oxford Circus		< 1 minute walk
Bond Street		8 mins walk
Goodge Street		9 mins walk
Tottenham Court Road		10 mins walk
Victoria		13 mins
King's Cross St Pancras		13 mins

Journey times taken from 12 Little Portland Street. Source: TfL



# Wellbeing and The Regent Street Privilege Club

Occupiers of 12 Little Portland Street are entitled to become a Privilege Club members, giving them access to more than 150 exclusive offers at Regent Street stores, restaurants and hotels. For more details visit [rsprivilegeclub.com](http://rsprivilegeclub.com)

As a Crown Estate building managed by JLL, occupiers can also benefit from complimentary wellbeing and fitness classes provided locally.



## A selection of participants

THIRD  
SPACE

Aquascutum  
LONDON

COACH

OLE &  
STEEN

GAUCHO

Kiehl's  
SINCE 1851

TED BAKER  
LONDON

BOSE

ARKET

Barbour

LACOSTE

NIKE

Calvin Klein

REISS

HUNTER

asics

# The Crown Estate

The Crown Estate is one of the UK's leading real estate businesses, with a portfolio unlike any other. We own and manage brilliant places across the UK, including some of London's best destinations to work, shop and visit whilst delivering positive impacts for our customers, communities and the environment.



One Heddon Street, W1

## Further information



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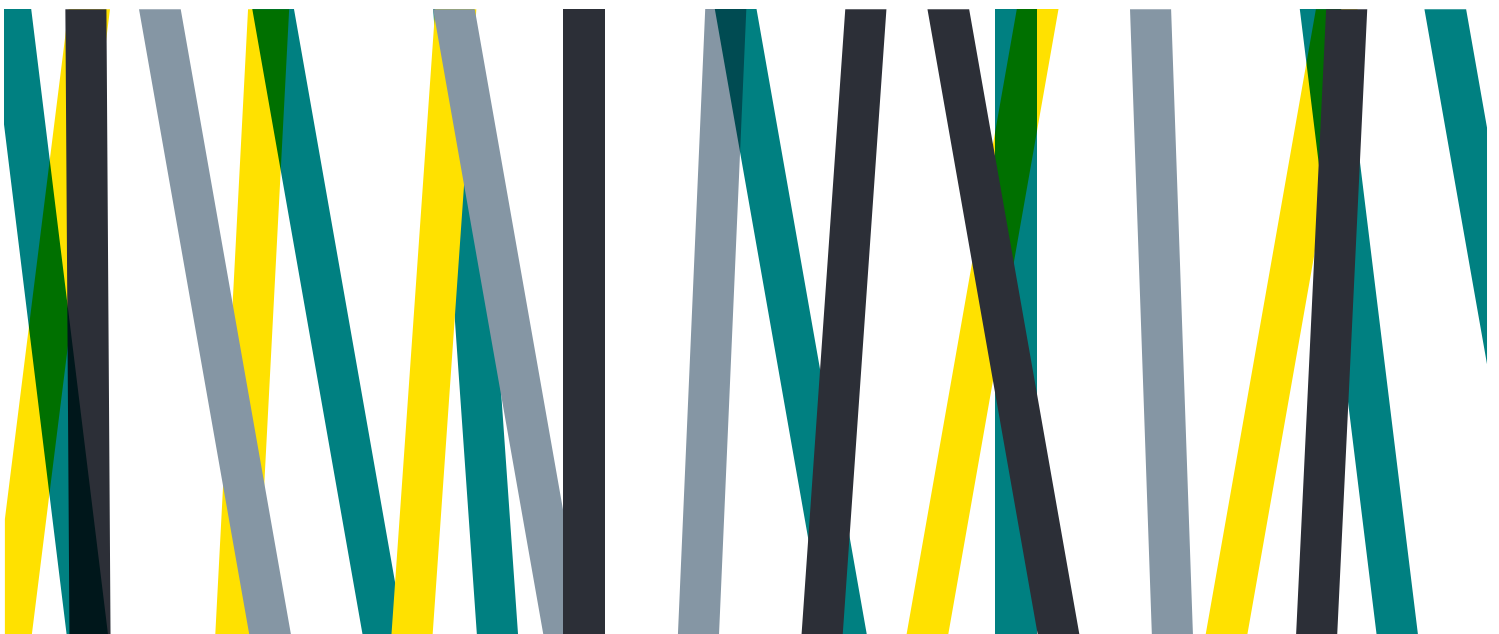
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MISREPRESENTATIONS ACT 1967: Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. May 2020.

Designed by Cre8te – 020 3468 5760 – [cre8te.london](http://cre8te.london)