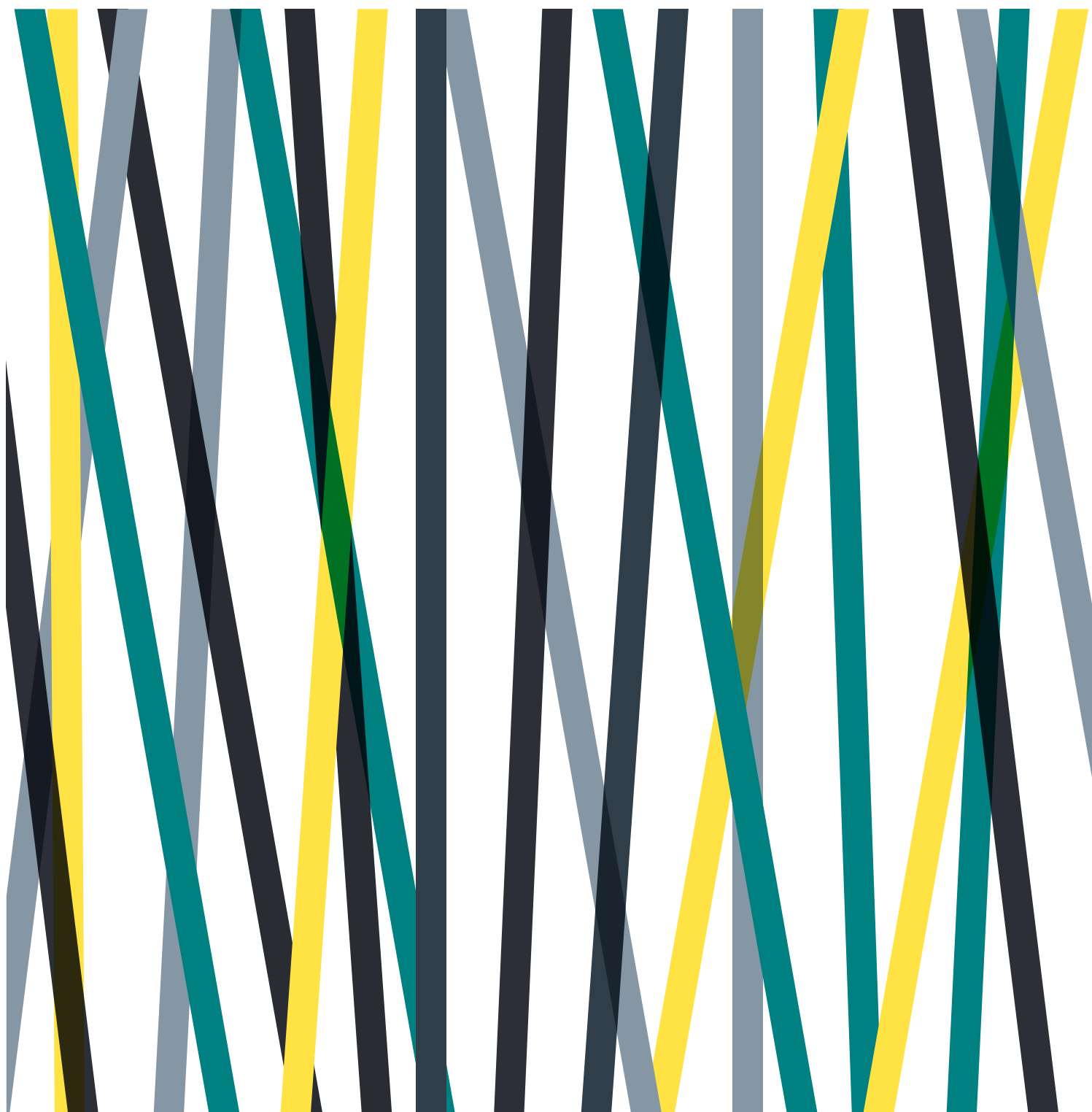


12 Little Portland Street

London W1

by **THE CROWN
ESTATE**









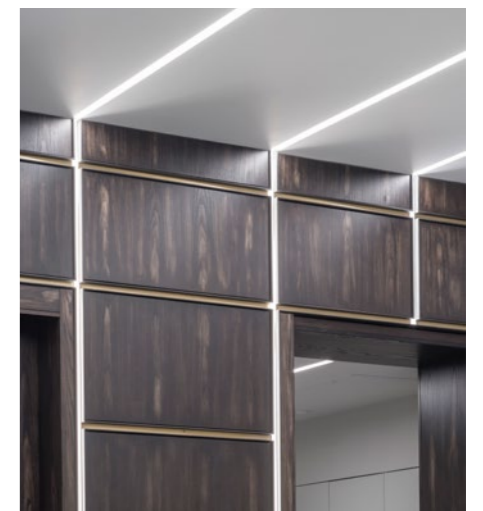
An elegant new office building

12 Little Portland Street offers up to 10,128 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

-  All inclusive rent & flexible leases
-  Fully fitted & furnished
-  Plug and play fibre enabled
-  Manned reception
-  Cycle storage
-  Shower facilities



Key Features



Meet & greet

Manned reception 08:30–17:30 Monday to Friday, with a meet and greet service available for visitors.

24 hour access via access control key cards, kept secure with a roaming security guard.



Clean & tidy

Office cleaning twice a day, along with planting maintenance.

Waste management and utilities included so no extra charges.

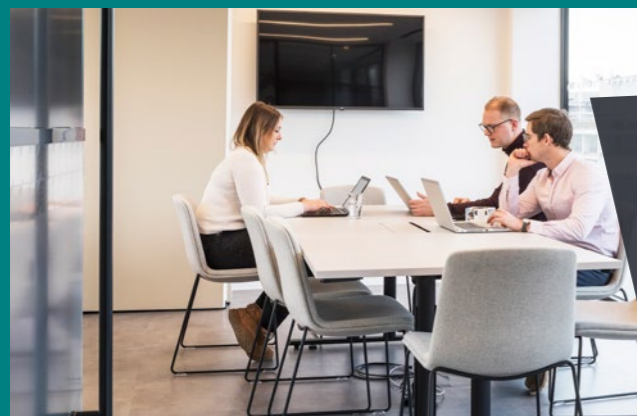
Management

The Crown Estate helpdesk is available 24 hours a day, seven days a week. Dedicated management team with regular occupier meetings.



Wellness

Customers of The Crown Estate will be offered a complimentary health and wellbeing programme including weekly classes such as Yoga, Zumba, Pilates and Boot Camp.



Fully connected

1GB broadband line with maintenance support and guest Wifi.



Meeting and events spaces

Bookable meeting room on the first floor and monthly credits available for the meeting room and events space situated at 5 Swallow Place.

End of journey amenities

3 unisex showers, 25 Cycle stands & lockers and discounts at Bike-Drop.



Join an exclusive club

Regent Street Privilege Club membership for customers of 12 Little Portland Street giving access to 150 exclusive offers at Regent Street stores, restaurants and hotels.

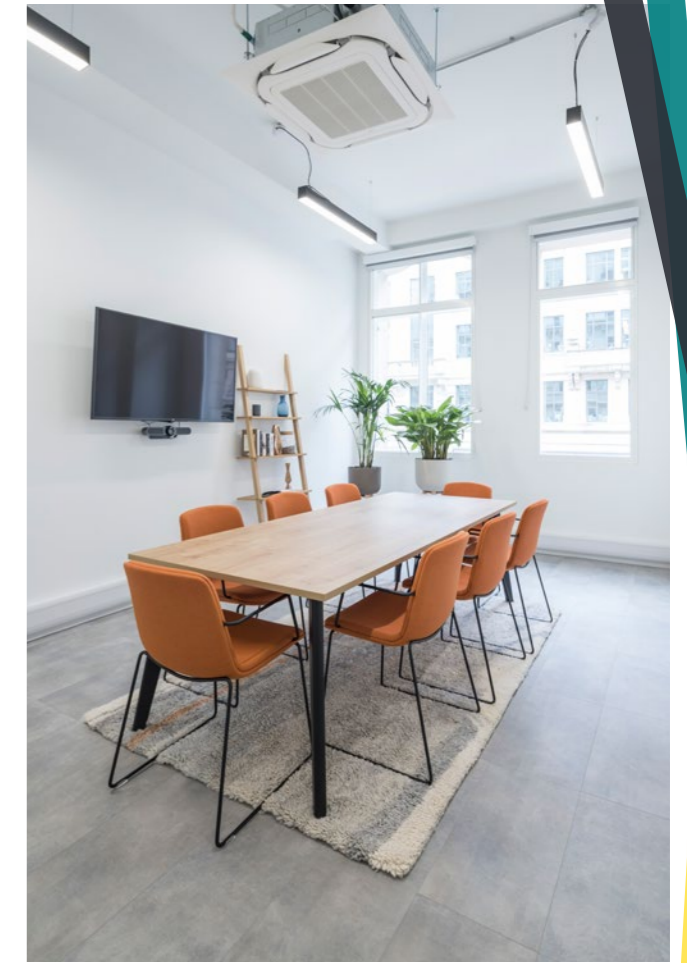


*All included within our fully inclusive pricing.

Typical
Floor



Contemporary
new fitted space

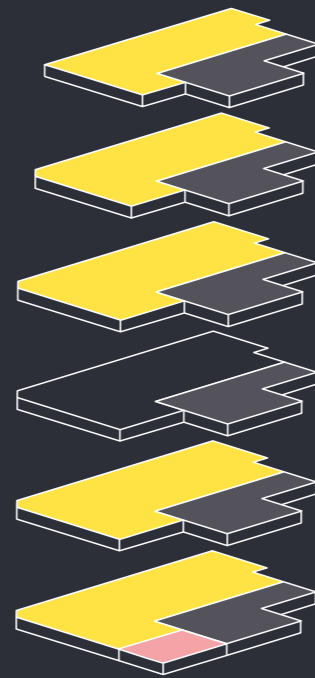


First floor communal meeting room



Accommodation

Floor	Sq Ft	Sq M
6th	1,249	116.0
5th	1,501	139.4
4th	1,788	166.0
3rd	LET	LET
2nd	1,792	166.5
1st	1,763	163.8
8 Person Bookable Meeting Room		
Total	8,093	751.7



For indicative purposes only. Not to scale.



Typical Floor

1,792 Sq Ft (166.5 Sq M)

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



5th Floor

1,501 Sq Ft (139.4 Sq M)

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



6th Floor

1,249 Sq Ft (116.0 Sq M)

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



For indicative purposes only. Not to scale.



The Local Area – choice at your fingertips



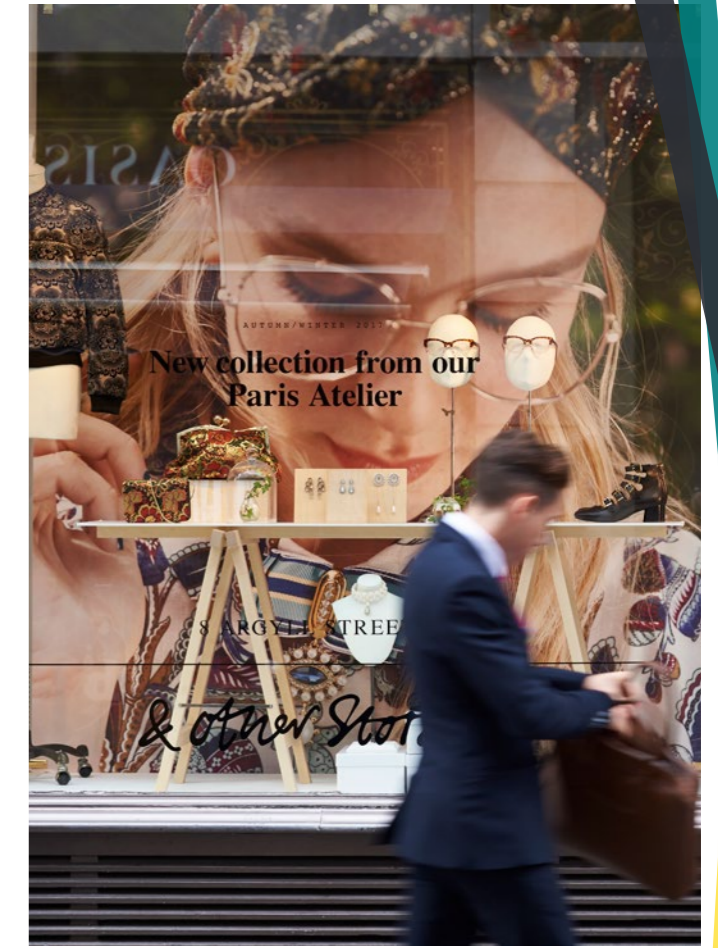
Psyche – Mortimer Street



Apple – Regent Street



Salt Yard – Goodge Street



& Other Stories – Regent Street



Niketown – Oxford Street



Berners Tavern – Berners Street



Liberty – Great Marlborough Street



Charlotte Street – Charlotte Street Hotel

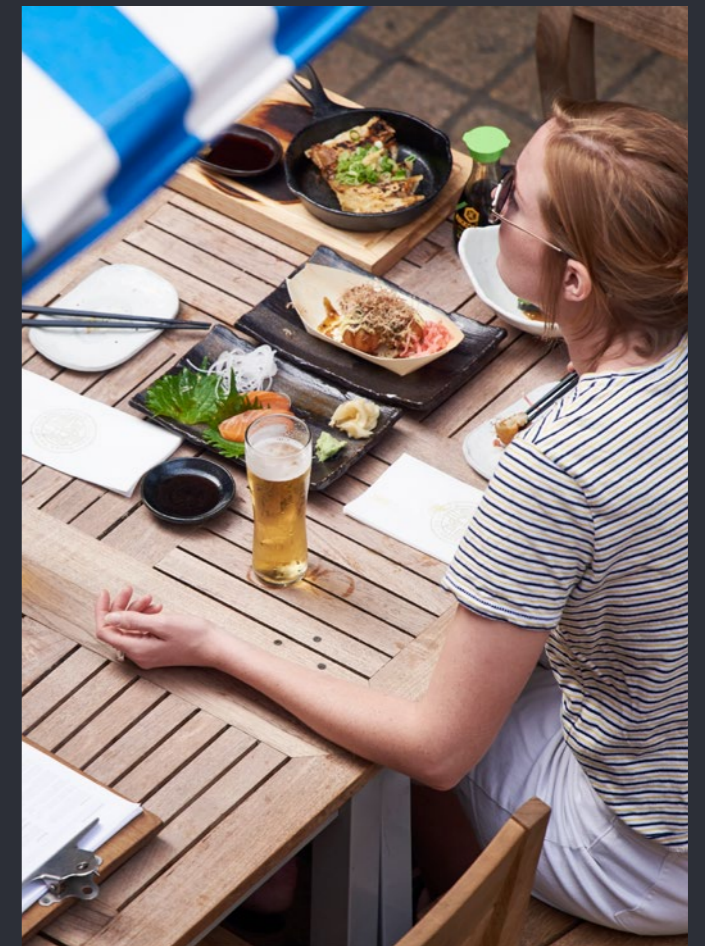
Within easy reach of amenities & transport

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.



Barrica Tapas – Goodge Street



Shoryu – Kingly Court



Lululemon – Regent Street

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. Psycle |
| 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

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.



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Further information

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