



42 PORTLAND PLACE W1B 1NB

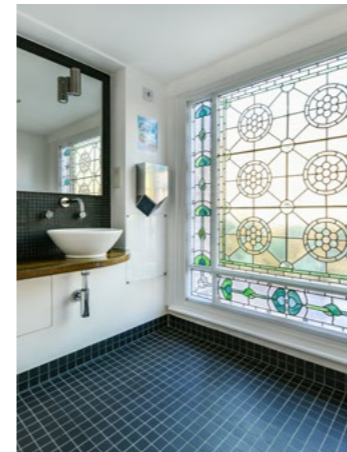
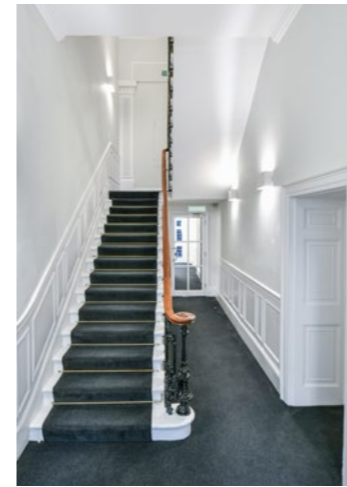
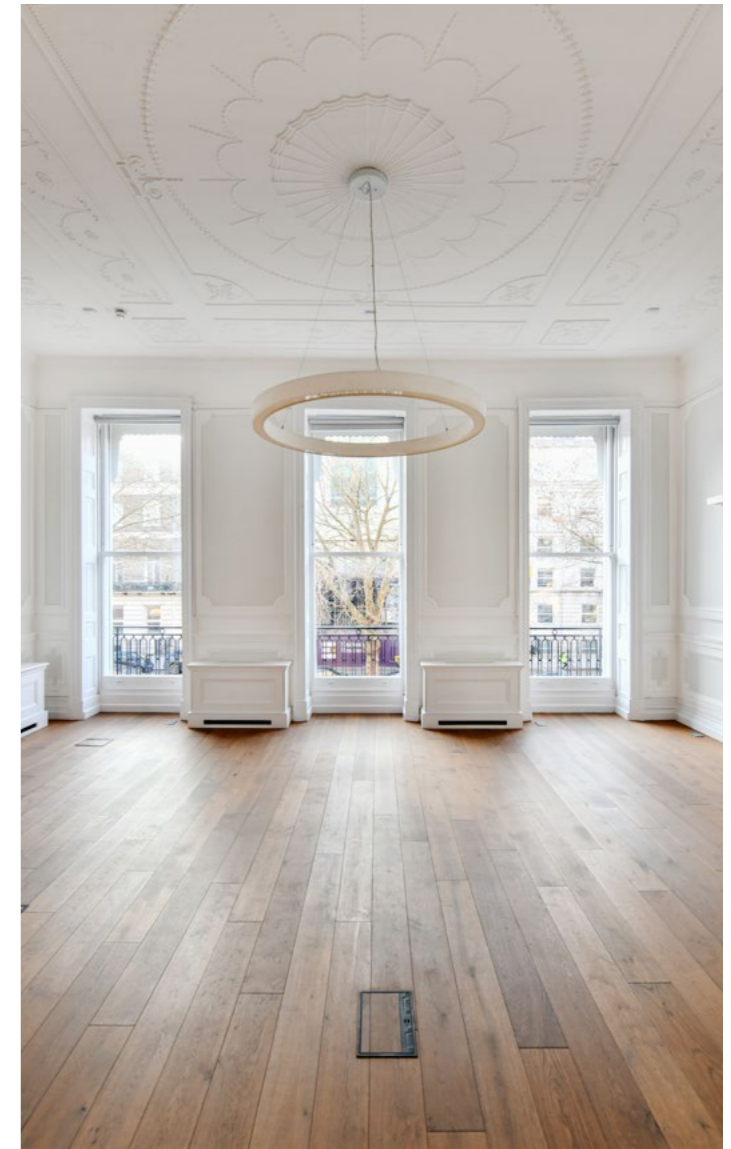
Self-contained office to rent in Marylebone
7,556 sq ft (701.97 sq m)

42 PORTLAND PLACE

WELCOME
02

A prestigious Grade II listed property which provides a mixture of open-plan and cellular office accommodation with a kitchen, break out spaces, garage, and impressive ceiling heights with excellent natural light throughout.

Centrally located in the heart of Marylebone, 42 Portland Place is just a 6 minute walk from Regent's Park and Great Portland Street Underground Stations and 5 minutes walk from Oxford Circus Underground Station.



THE BUILDING

42 PORTLAND PLACE

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The building is arranged across five floors and has recently undergone a light refurbishment.

The approximate net internal area is as follows:

FLOOR	USE	SQ FT
FOURTH	OFFICE	496
THIRD	OFFICE	983
SECOND	OFFICE	945
	STORAGE	18
FIRST	OFFICE	1,628
GROUND	OFFICE	1,361
LOWER GROUND	OFFICE	1,735
	STORAGE	391
TOTAL		7,557



PERIOD FEATURES



SELF-CONTAINED



GRADE II LISTED



WCS



PASSENGER LIFT



EXCELLENT NATURAL LIGHT



ENTRY PHONE SYSTEM



DATA AND POWER CABLING



KITCHEN

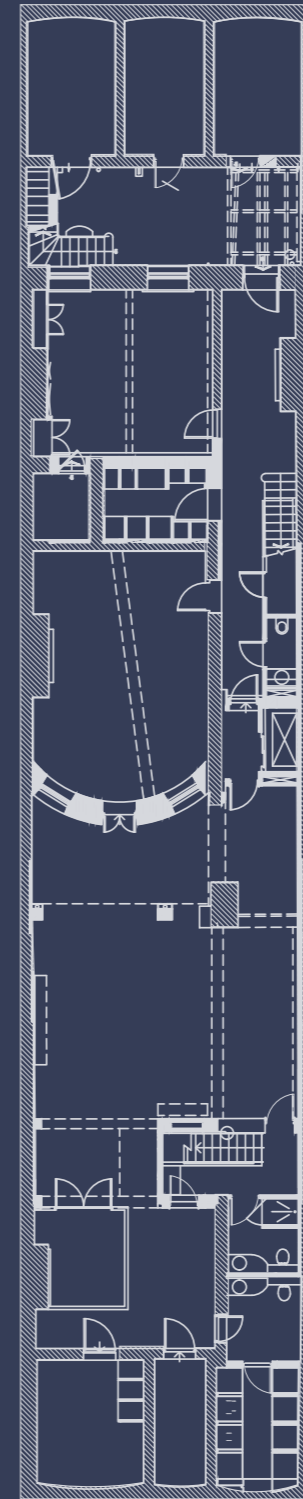


GARAGE



FLOORPLAN

PORTLAND PLACE

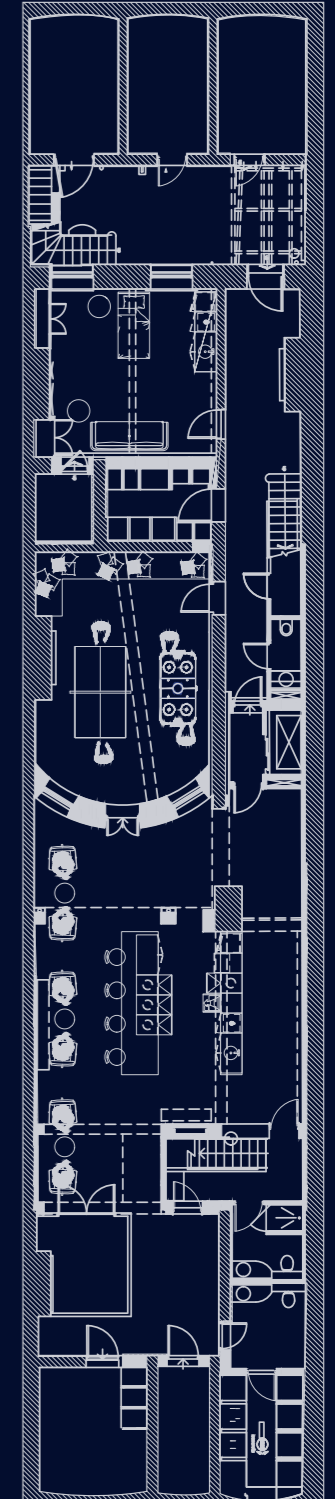


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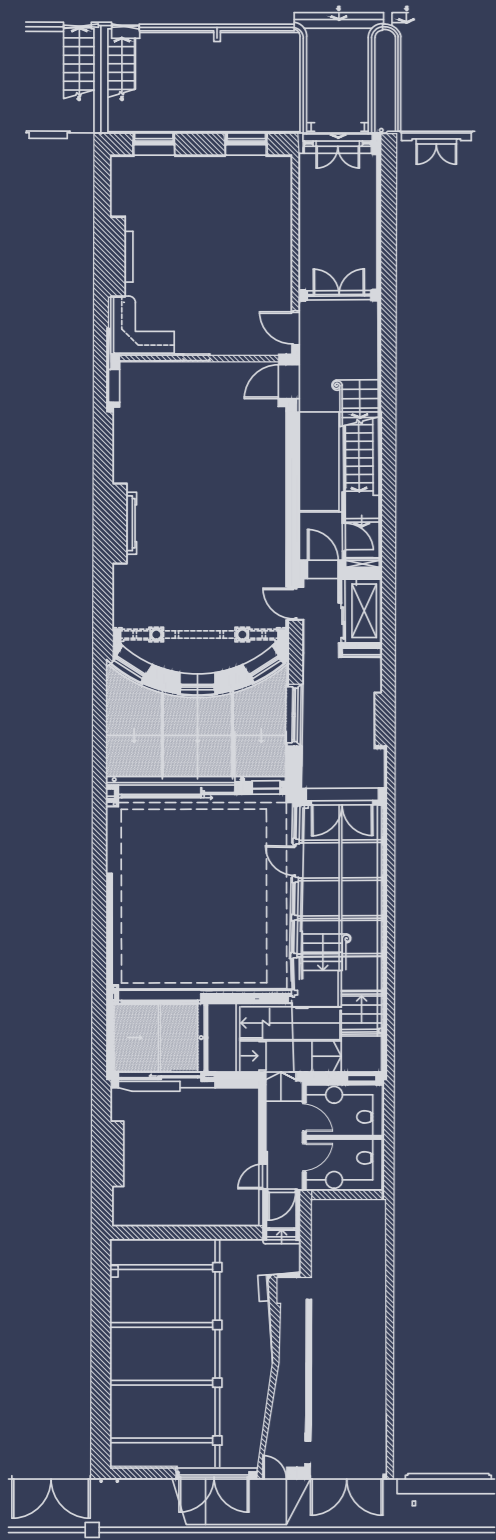


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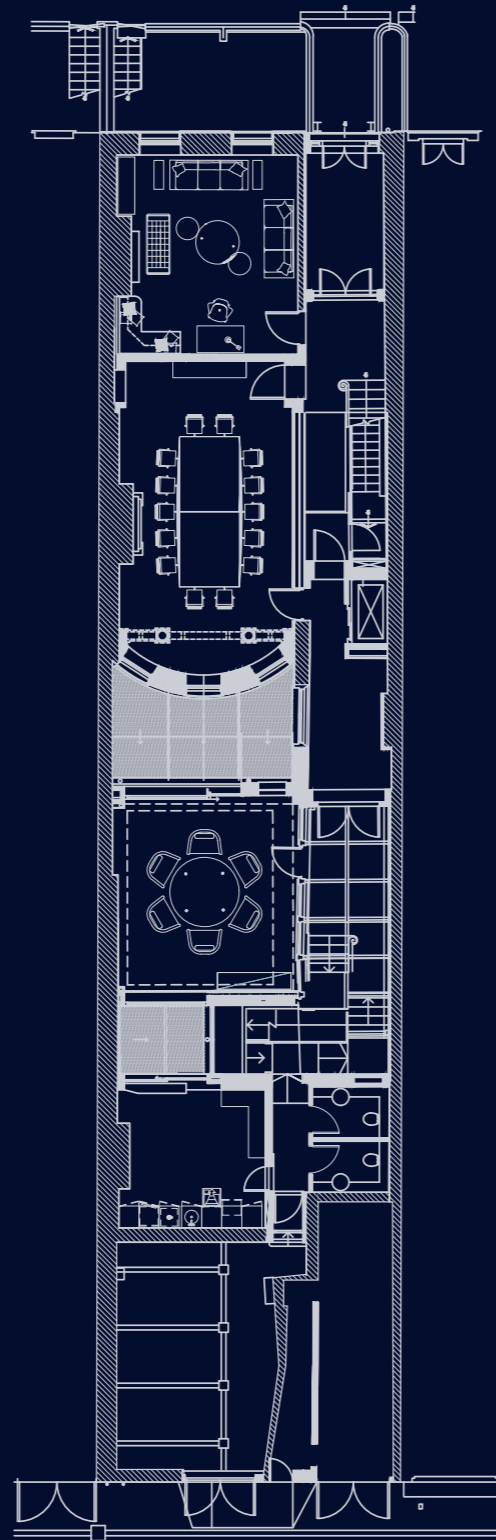


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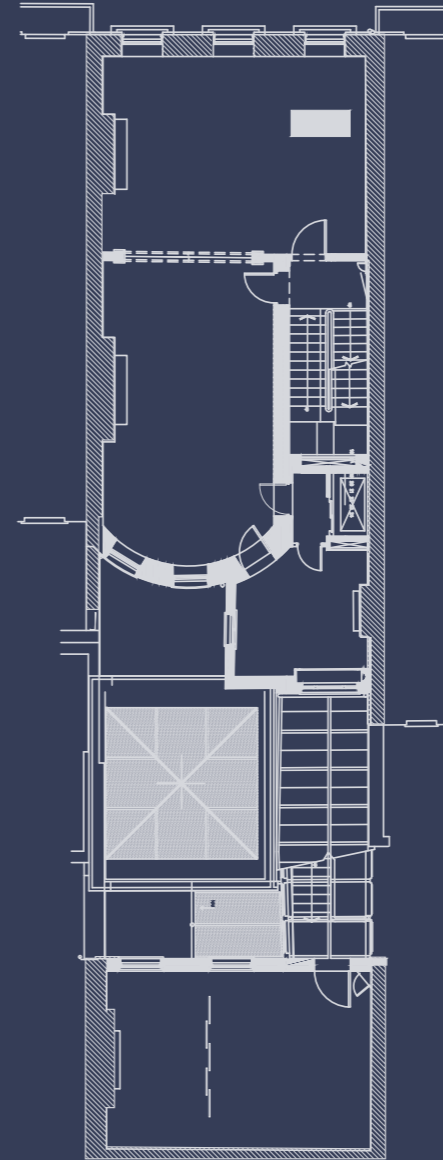
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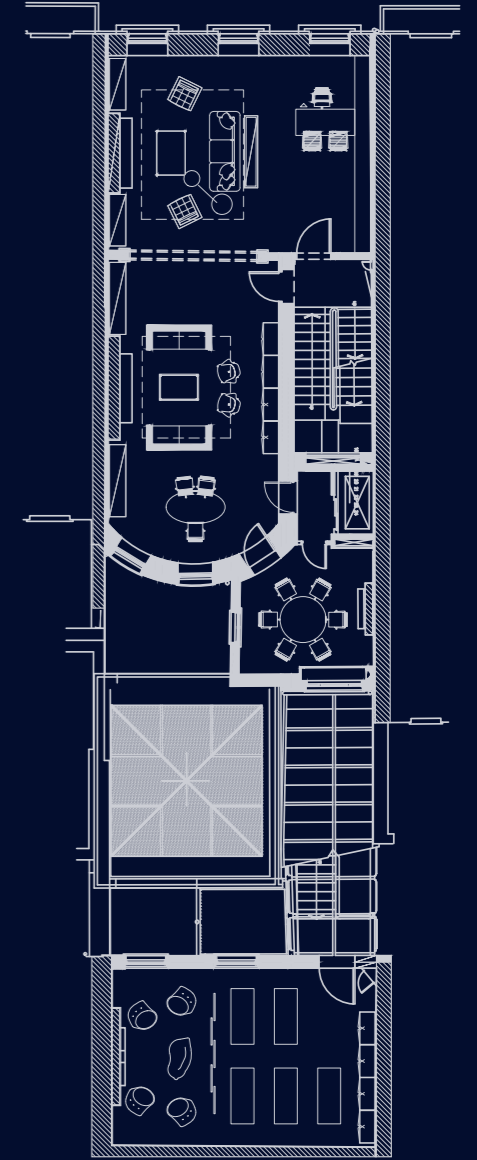


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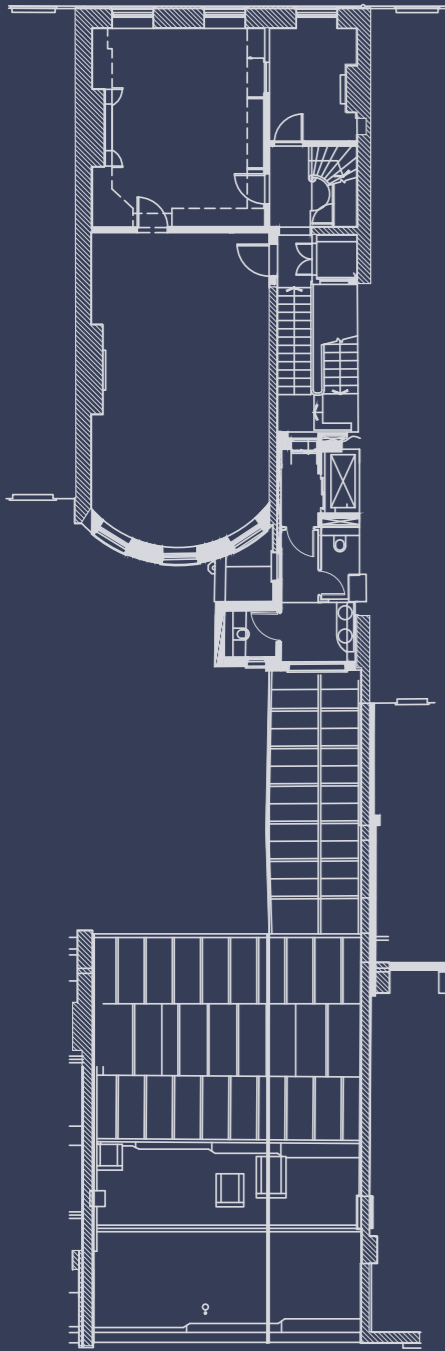
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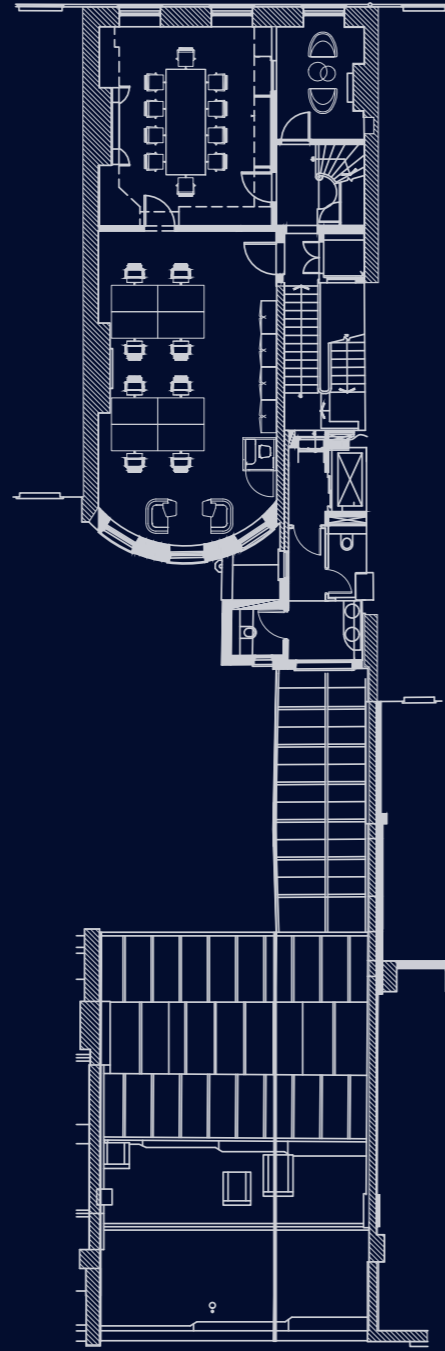
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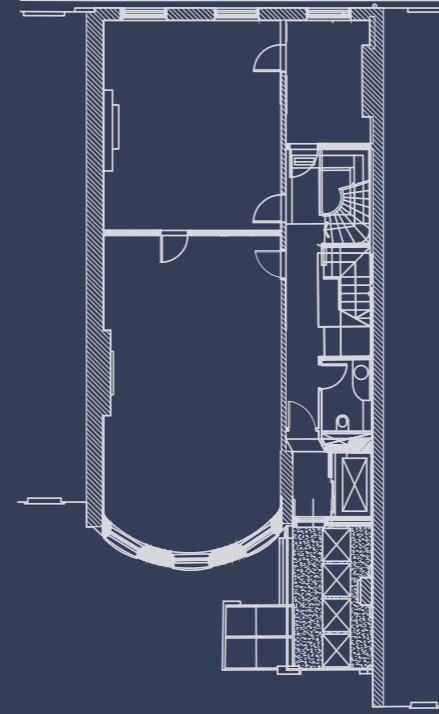
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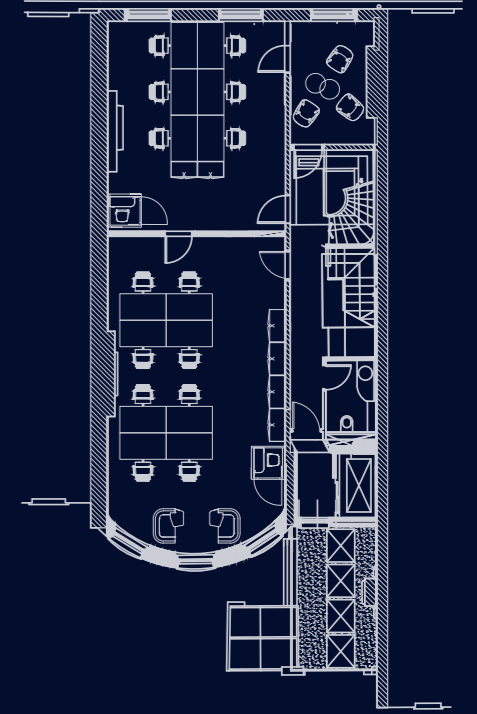
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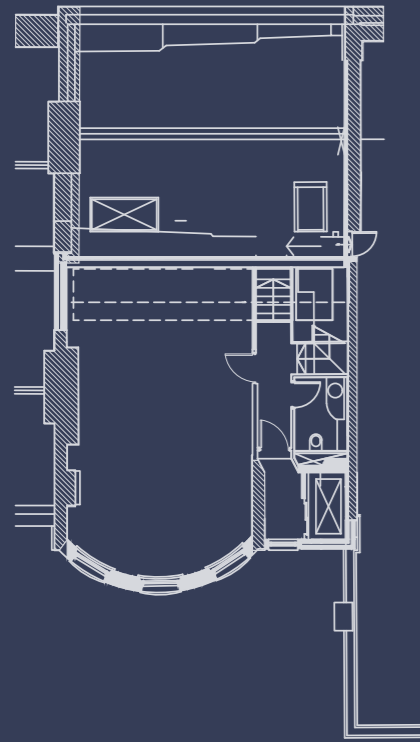
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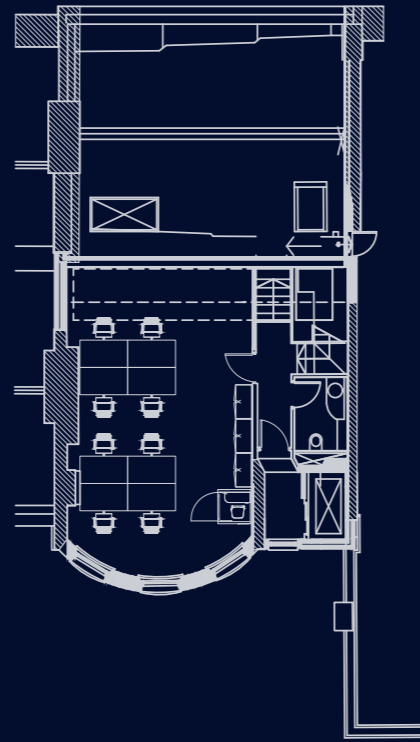
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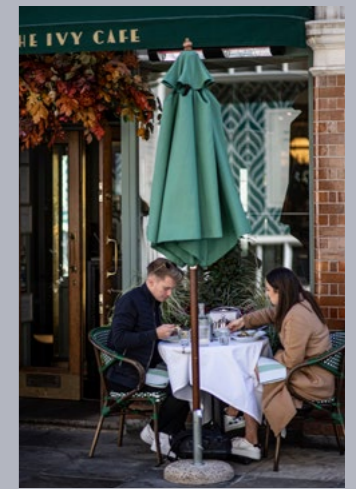
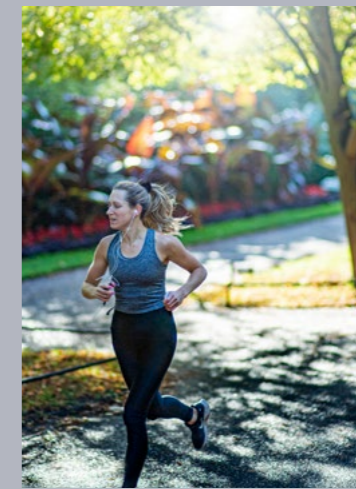


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MARYLEBONE

Marylebone retains a quaint, almost village feel, despite its central location.

Dissected by its grid-style layout and charming Georgian villas, there are a plethora of high quality shops, pubs and restaurants to choose in this lively area.

Marylebone is also well known for its medical district, with more than 2,000 clinical professionals working on Harley Street alone.

With Oxford Street to the south, Edgware Road to the west and Great Portland Street to the east, Marylebone has become as much of an attractive proposition for business owners as it has for urban dwellers who have chosen one of the many mews within the neighbourhood to call home.








- | | | |
|------------------|-----------------------|-----------------------|
| 1. The Italians | 8. Delamina | 15. Trishna |
| 2. 31 Below | 9. Chiltern Firehouse | 16. Riding House Cafe |
| 3. Taka | 10. La Fromagerie | 17. Clipstone |
| 4. Ottalenghi | 11. The Ivy Café | 18. Caravan |
| 5. Oka | 12. The Ginger Pig | 19. Iberica |
| 6. JOY | 13. Daylesford | 20. Home Marylebone |
| 7. Nordic Bakery | 14. Orrery | 21. St. JOHN |

Baker Street, Bond Street, Marble Arch and Edgware Road are all under 15 minutes. There are also numerous bus routes serving the immediate area.

The property is located on the east side of Portland Place at the southern end close to the junction with New Cavendish Street.

The area is incredibly well connected, not only to the rest of London but beyond. The arrival of the Elizabeth Line at Bond Street and Tottenham Court Road stations has further enhanced this offering.


 **BOND STREET**  11 mins
 **OXFORD CIRCUS**  6 mins

42PORTLANDPLACE.COM


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