

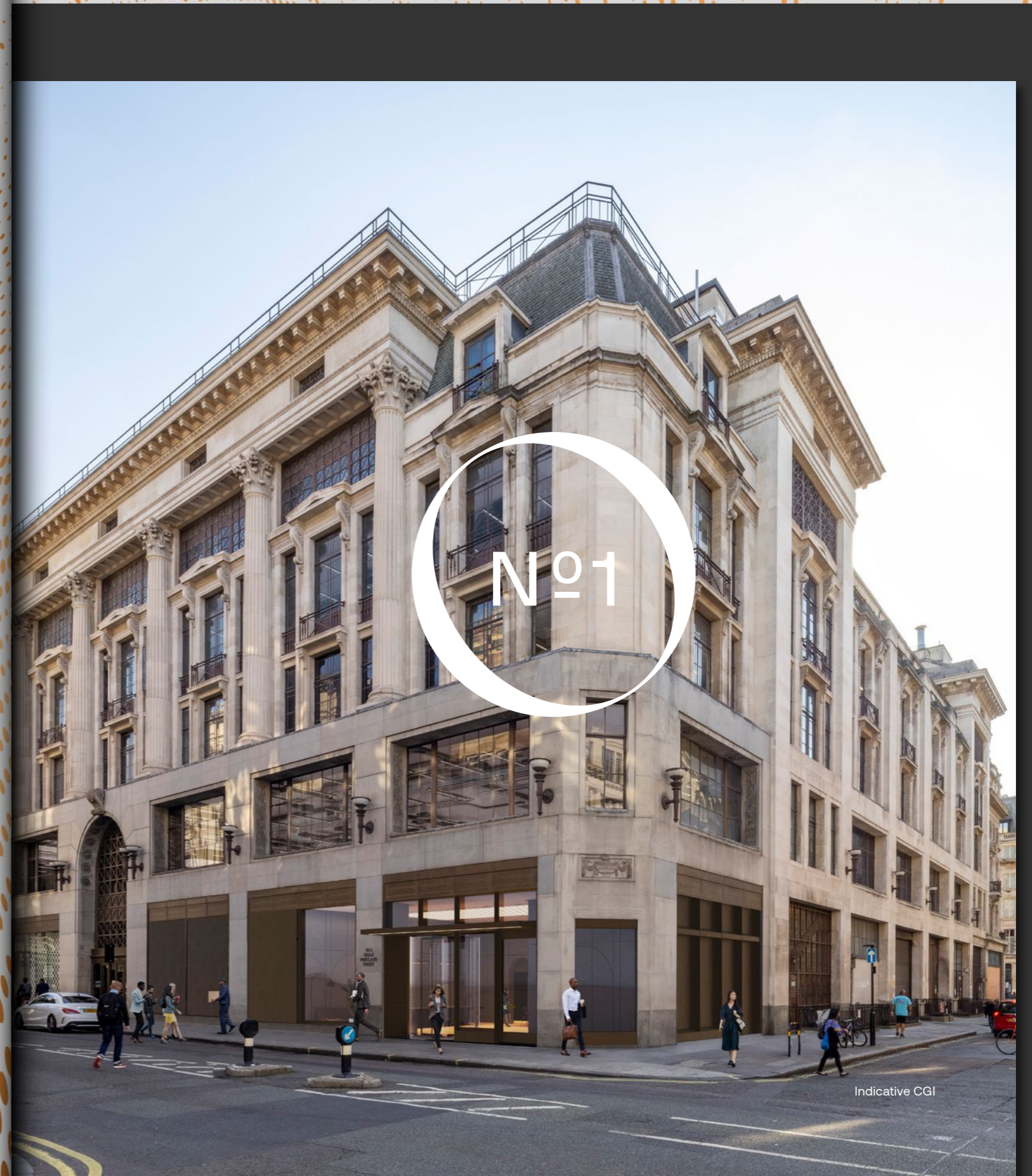


Nº 1  
great portland street

LONDON W1



an icon REDEFINED  
A PAST celebrated  
your FUTURE created



Indicative CGI

THE LOCATION

THE BUILDING



46,000 SQ FT of inspiring offices,  
arriving Q2 2024

Indicative 4th floor CGI





DESIGNED with a view  
to the FUTURE





in a LOCATION  
THAT WORKS for your  
LIFESTYLE

ONE GREAT PORTLAND STREET



Riding House Cafe



South Molton Street

Hanover Square



Kaffeine Coffee



THE LOCATION

THE BUILDING



WATERLOO

05



VICTORIA

04



CHARING CROSS

06



PADDINGTON

05



LIVERPOOL STREET

14



KING'S CROSS ST PANCRAS

08



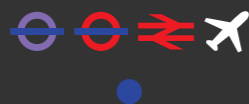
CANARY WHARF

23



HEATHROW

38



Travel times in minutes from Oxford Circus

ONE GREAT PORTLAND STREET

## LOCAL AMENITY

### BARS

- 01 Simmons Bar
- 02 Nighjar
- 03 Cahoots
- 04 Barrio
- 05 Dirty Martini
- 06 The Cocktail Club
- 07 Swingers
- 08 Berners Tavern
- 09 Antidote Wine Bar
- 10 Brewdog

### RESTAURANTS

- 11 Dishoom
- 12 Pollen Street Social
- 13 Sketch
- 14 Goodman
- 15 Kiln
- 16 Ergon Deli
- 17 Honest Burgers
- 18 Island Poké
- 19 Sticks 'n' Sushi
- 20 Riding House Cafe

### COFFEE

- 21 Comptoir Gourmand Soho
- 22 Ole & Sten
- 23 Costa
- 24 Pret
- 25 Joe & The Juice
- 26 Workshop Coffee
- 27 Kaffeine
- 28 Starbucks
- 29 Archetype Coffee
- 30 Attendant Coffee Roasters

### CULTURAL

- 31 The Photographers Gallery
- 32 The Palladium
- 33 Cartoon Gallery
- 34 Halcyon Gallery
- 35 Pace Gallery
- 36 Piccadilly Theatre
- 37 Apollo Theatre
- 38 Soho Comedy Factory
- 39 Reem Gallery
- 40 The Fine Art Society London

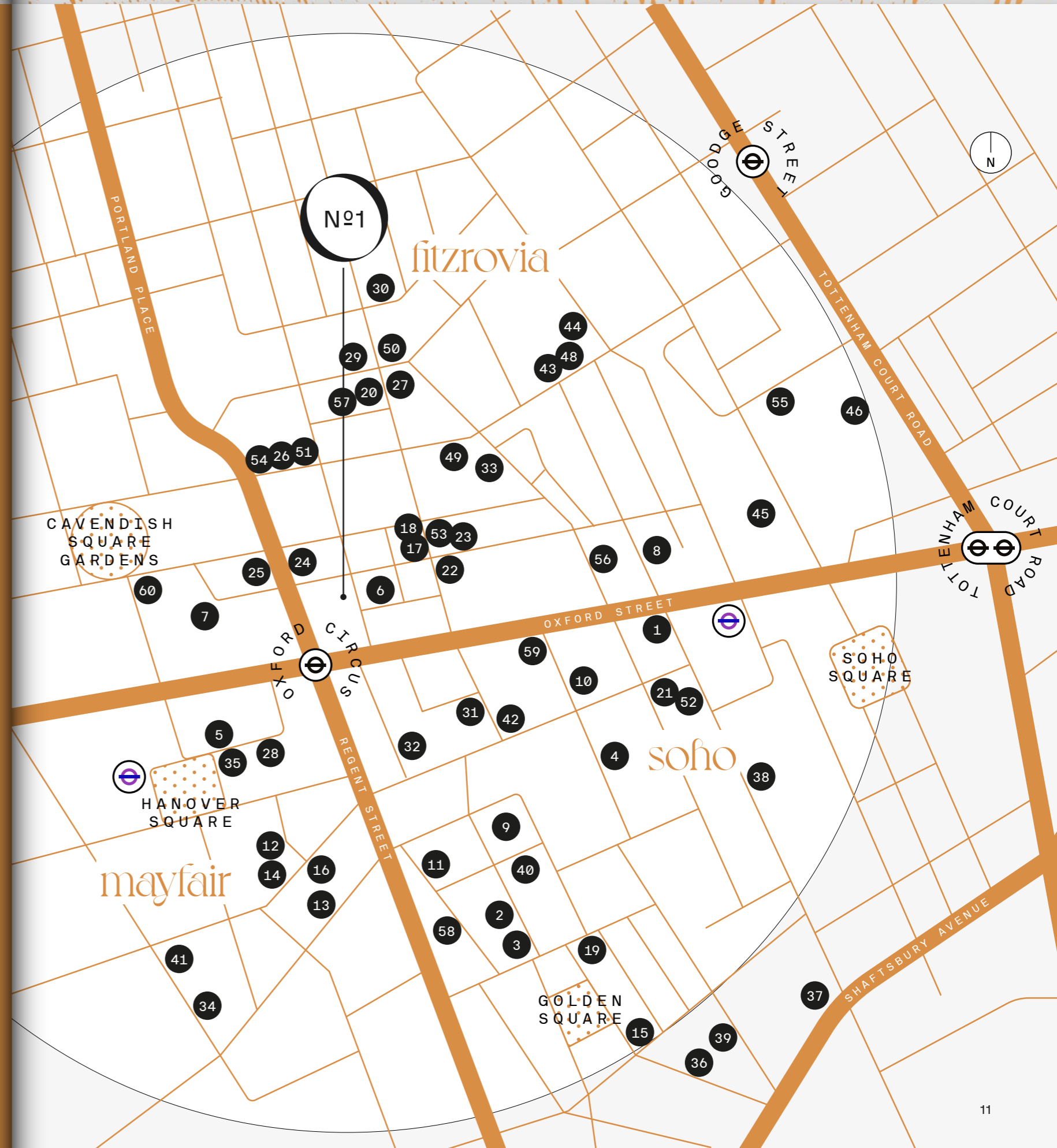
### OCCUPIERS

- 41 Allfunds bank
- 42 PlayStation
- 43 Bakkavor
- 44 Estée Lauder
- 45 Facebook
- 46 Freuds
- 47 Heineken
- 48 Netflix
- 49 Lionsgate
- 50 F45 HQ

### WELLNESS

- 51 Psyche
- 52 Frame
- 53 Rowbots
- 54 Ted's Grooming
- 55 Charles Worthington Salon
- 56 The Gym Group
- 57 F45
- 58 Barry's Soho
- 59 SoulCycle
- 60 Rebel

10



THE BUILDING

11



Nike Town



Kingly Court

Psyche Fitness



The Palladium Theatre

# STEP INTO your new inspiring WORKSPACE





Comprehensively refurbished to the highest standards, One Great Portland Street will provide 46,000 sq ft of exceptional headquarters office space, boasting abundant natural light, historic architectural features and outstanding wellness credentials.



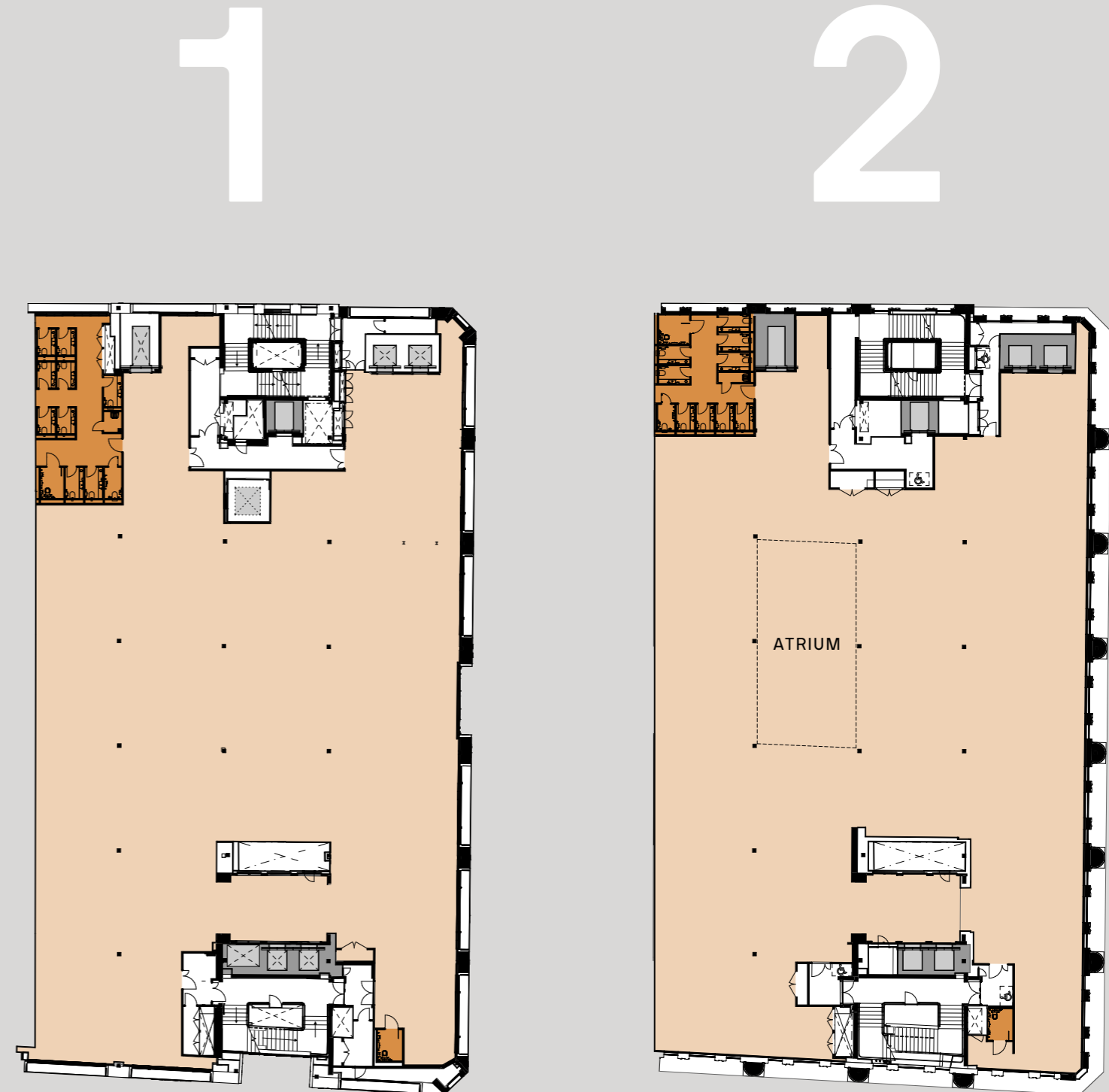




# accommodation SCHEDULE

FLOOR	SQ FT	SQ M
Roof Terrace (proposed)	4,811	447
4th Mezzanine	7,427	690
4th	6,028	560
3rd	6,265	582
2nd	13,638	1,267
1st	13,089	1,216
Reception	1,259	117
<b>TOTAL*</b>	<b>47,706</b>	<b>4,432</b>

SUBJECT TO MEASUREMENT UPON COMPLETION OF REFURBISHMENT WORK  
\* TOTAL EXCLUDING ROOF TERRACE



NOT TO SCALE. INDICATIVE ONLY.

## KEY

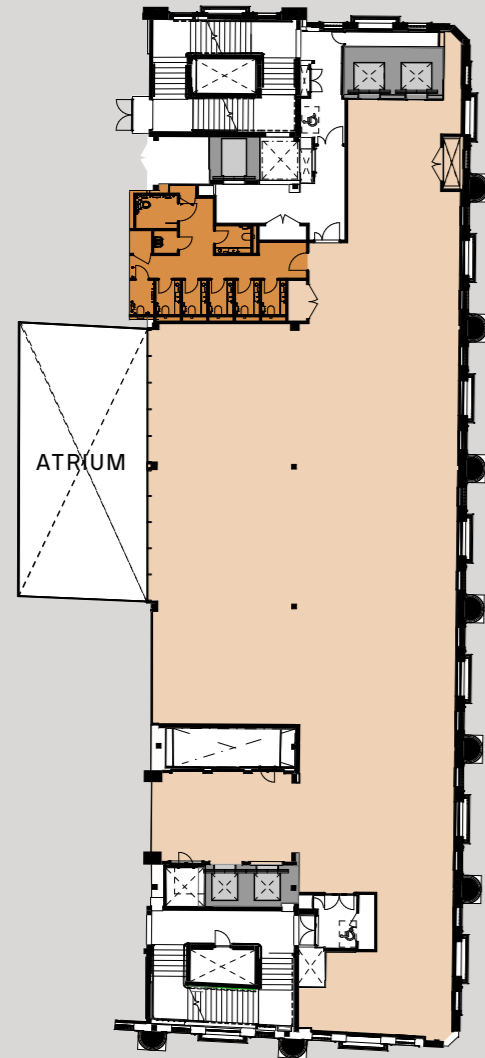
- Office
- Toilets
- Lift
- Core/Circulation

**13,089 SQ FT**  
**1,216 SQ M**

**13,638 SQ FT**  
**1,267 SQ M**

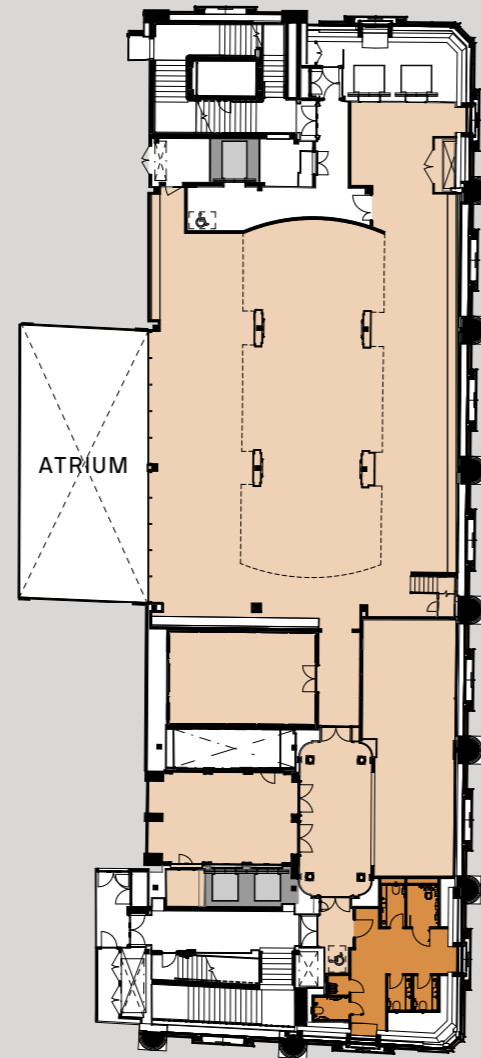


# 3



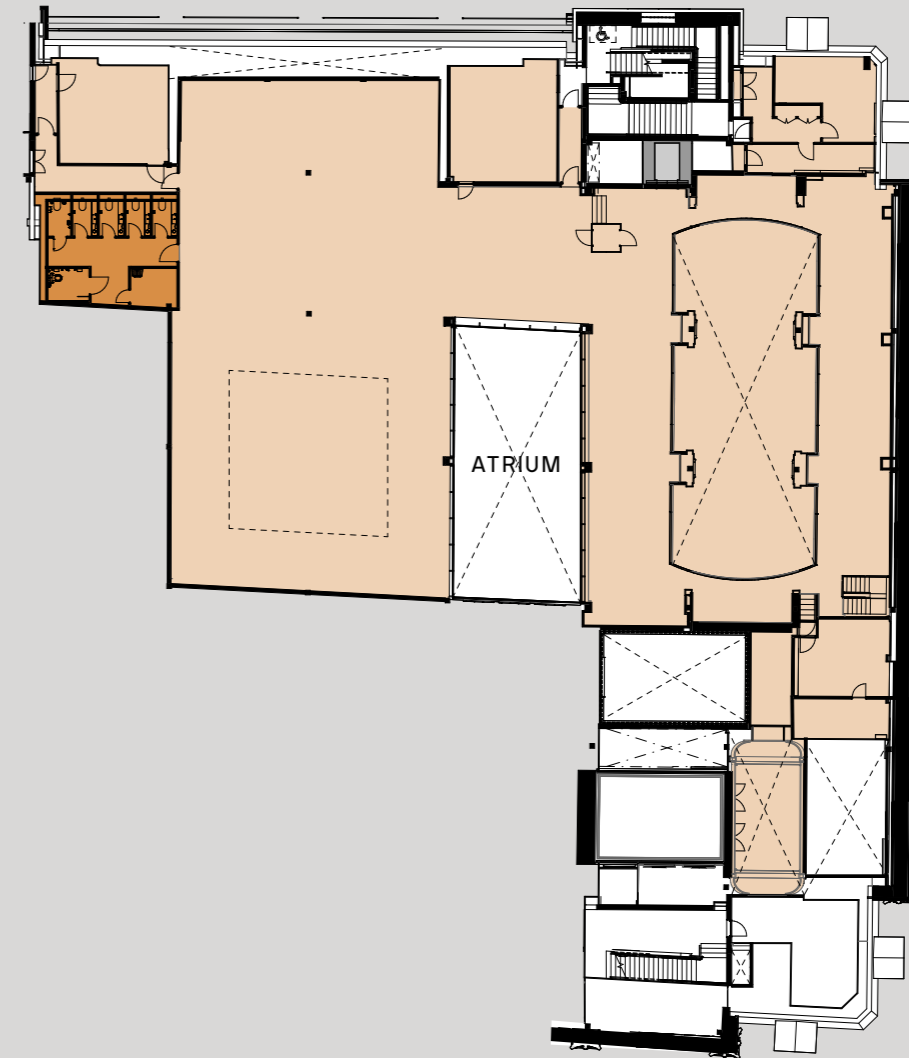
**6,265 SQ FT**  
**582 SQ M**

# 4



**6,028 SQ FT**  
**560 SQ M**

# 4M



**7,427 SQ FT**  
**690 SQ M**

## KEY

- Office
- Toilets
- Lift
- Core/Circulation





Indicative 2nd floor Category A CGI



the **FINEST** sustainable  
finishing **TOUCHES**

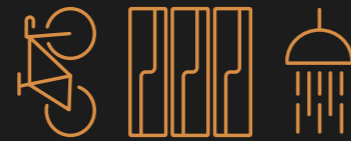


# AN environment- FOCUSSED SPECIFICATION WITH well-being AT ITS CORE



## RECEPTION

- Timber effect porcelain tiles with recycled content
- Concrete effect wall panels
- Bronze stainless steel Rimex finishes to lift and door openings
- Solid surface made from recycled plastic packaging



## COMMUTER FACILITIES

- Double stacked cycle racks
- Brompton lockers
- Maintenance stations
- E-charging points
- Porcelain tiles with recycled content
- Metal perforated ceiling
- Solid surface made from recycled content
- Carbon neutral laminates
- Heated Z-lockers
- Vanity units with integrated hairdryers



## SUPERLOOS

- Solid surface made from recycled content
- Terrazo effect porcelain tiles with recycled content
- Carbon neutral laminates
- Textured plaster finishes with recycled content



## OFFICE FLOORS

- Recycled raised access floor - an 80% carbon saving against new
- Exposed rigid duct services
- Exposed steel work intumescent painted
- Secondary glazing with bronze finish

sustainable

BREEAM®

BREEAM target is Excellent

healthy



WELL target is Gold



Proposed 4,000 sq ft roof terrace  
(subject to planning and consents)



Above BCO guidance  
cycle rack provision

TECH-SAVVY



WIRED score target is Platinum



discover more at  
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