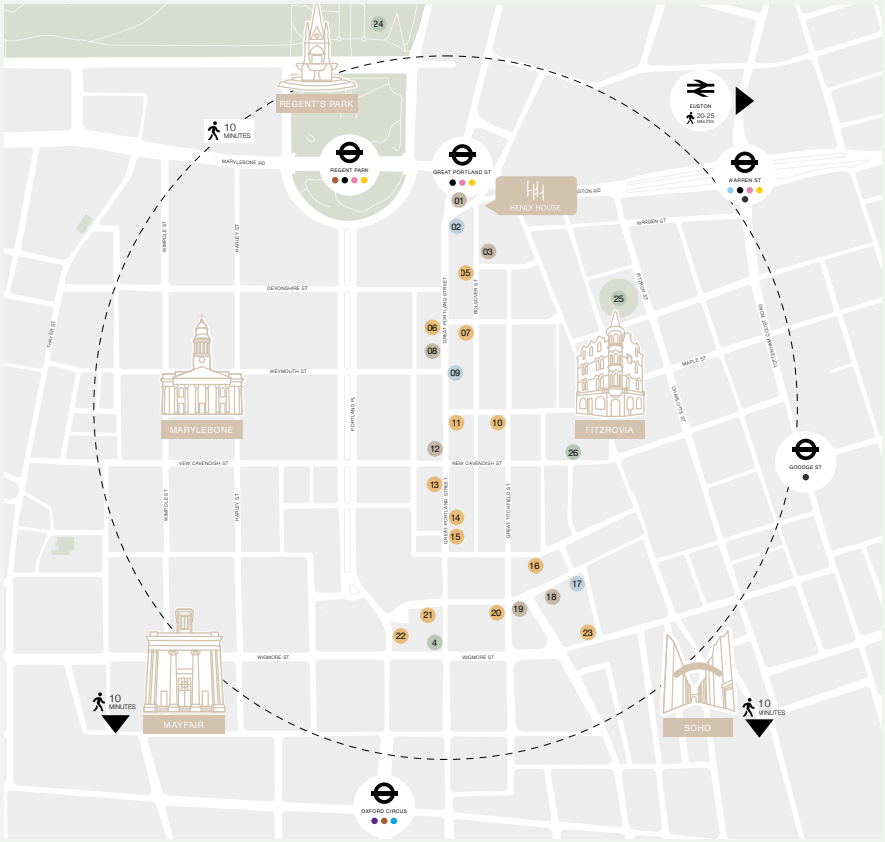
HENLY HOUSE



Bolsover St, London NW1 3AU

PART OF fitzroviaCo



01 Black Sheep Coffee
02 The Albany
03 Peyton and Byrne Bakeries
04 Psycle Oxford Circus
05 Honey & Smoke Grill House
06 Kibele Restaurant (PART OF FITZROVIACO)
07 Dermatino
08 Starbucks (PART OF FITZROVIACO)
09 Sixes Social Cricket
10 Caravan Fitzrovia Restaurant
11 Clipstone
12 GAIL's Bakery Great Portland Street
13 Portland (PART OF FITZROVIACO)
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 Par
25 Fitzroy Square Garden
26 Rumble

PUB / BAR
COFFEE SHOP
PARK / GYM
RESTAURANT

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

Welcome to Great Portland Street



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

- Private Terraces
- Fully Fitted Office Suites
- Passenger Lift
- EPC Rating A
- Fully Electric Building
- Cycle Storage
- Original Architectural Features

SPACE AVAILABILITY

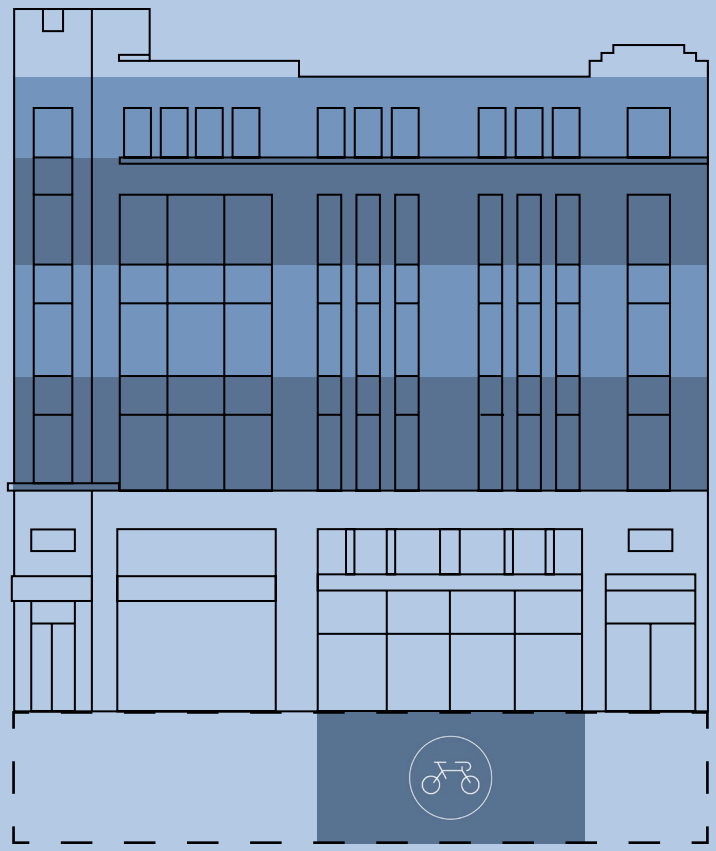
4TH FLOOR
1,807 SQ FT I 18 DESKS

3RD FLOOR
1,938 SQ FT I 20 DESKS

2ND FLOOR
2,123 SQ FT I 24 DESKS

1ST FLOOR
2,099 SQ FT I 20 DESKS

BASEMENT
CYCLE STORAGE




CURATED STYLE



First Floor

SPECIFICATION

NIA 195 sqm / 2,099 sqft

WORKSTATIONS

20 Fixed Workstations

MEETING

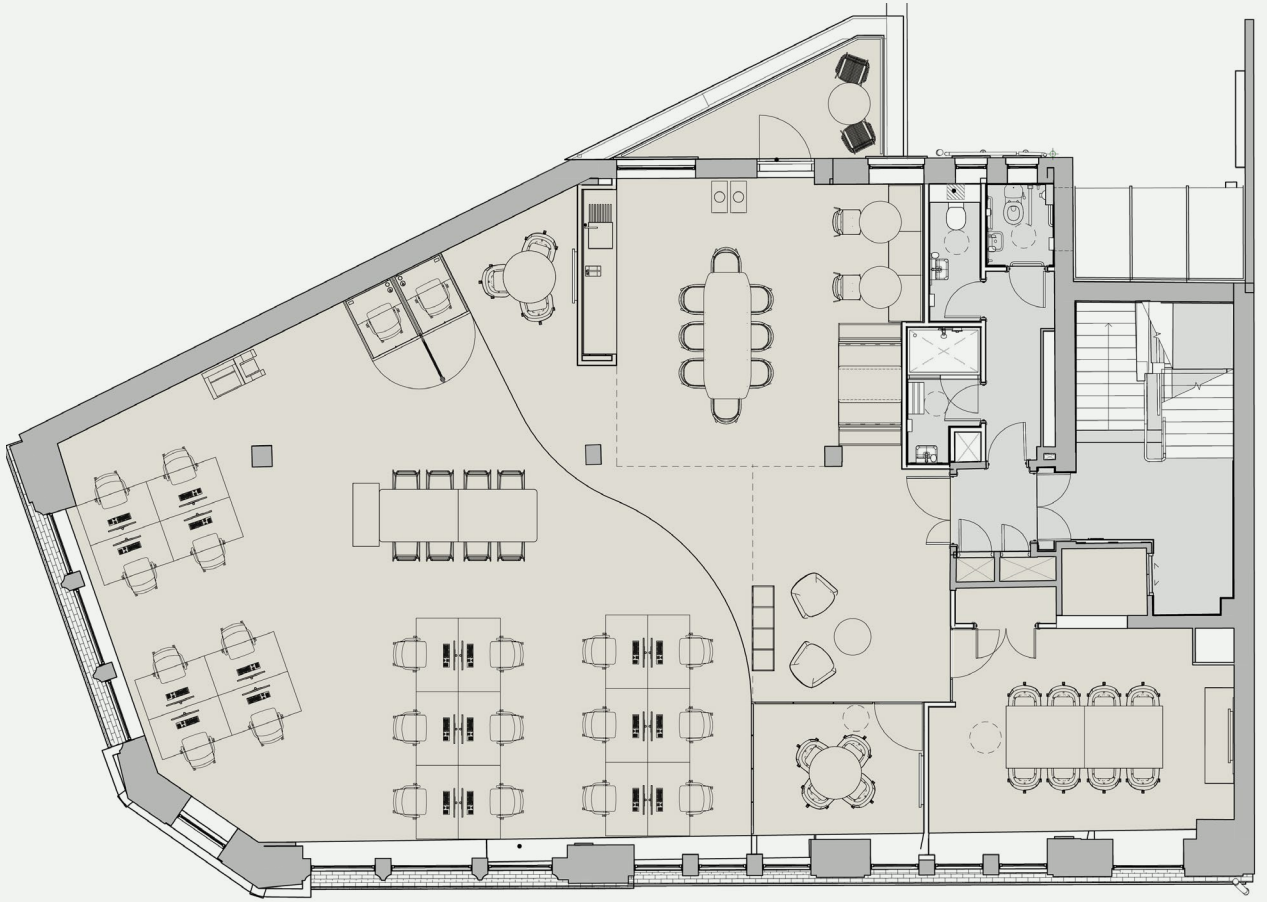
2 x 1 Meeting /Focus
1 x 3-Person Meeting
1 x 4-Person Meeting
1 x 8-Person Collaboration Table
1 x 8-Person Meeting

BREAKOUT

Welcome Lounge
Kitchen with 8-Person Island
Soft Seating

SPECIFICATION

Samsung VRF Air Conditioning
Fresh Air Supply 316 Litres/Second
Fibre Ready - Backbone Connect



Second Floor

SPECIFICATION

NIA 197 sqm / 2,123 sqft

WORKSTATIONS

24 Fixed Workstations

MEETING

2 x 1 Meeting /Focus
1 x 3-Person Meeting
1 x 4-Person Meeting
1 x 8-Person Meeting

BREAKOUT

Welcome Lounge
Kitchen with 8-Person Island
Soft Seating

SPECIFICATION

Samsung VRF Air Conditioning
Fresh Air Supply 316 Litres/Second
Fibre Ready - Backbone Connect



Third Floor

SPECIFICATION

NIA 180 sqm / 1,938 sqft

WORKSTATIONS

20 Fixed Workstations

MEETING

2 x 1 Meeting /Focus
1 x 4-Person Meeting
1 x 6-Person Meeting
1 x 8-Person Collaboration Table

BREAKOUT

Welcome Lounge
Kitchen with 8-Person Island
Bench Seating

SPECIFICATION

Samsung VRF Air Conditioning
Fresh Air Supply 316 Litres/Second
Fibre Ready - Backbone Connect



Fourth Floor

SPECIFICATION

NIA 187 sqm / 1,807 sqft

WORKSTATIONS

18 Fixed Workstations

MEETING

2 x 1 Meeting /Focus
1 x 4-Person Meeting
1 x 8-Person Meeting
1 x 8-Person Collaboration Table

BREAKOUT

Welcome Lounge
Bench Seating

SPECIFICATION

Samsung VRF Air Conditioning
Fresh Air Supply 316 Litres/Second
Fibre Ready - Backbone Connect



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