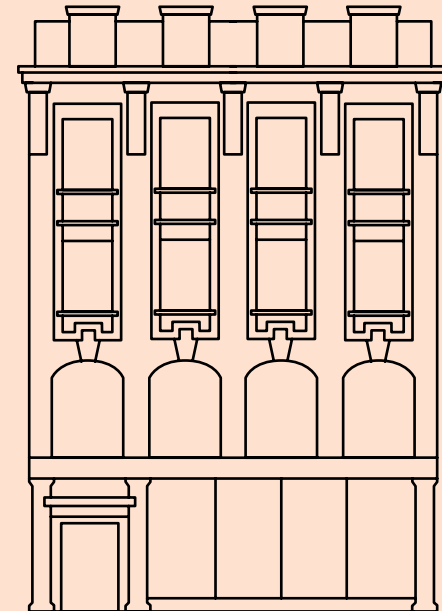


PROSPECT HOUSE

148-150 GREAT PORTLAND STREET, LONDON, W1



*fitzrovia*Co

A **HUB** for creativity in the heart of Fitzrovia

Our mission at FitzroviaCo is simple: to redefine the real estate experience. We aim to go beyond just providing properties; we want to create environments where businesses can thrive and individuals can flourish.

Through our commitment to innovation, sustainability, and community, we're dedicated to shaping the future of urban living and working.



INVITING ATMOSPHERE

Where warmth and approachability meet, creating spaces that feel like home.



TENANT-CENTRIC EXCELLENCE

Placing you first in every decision, we're committed to exceeding your expectations at every turn.



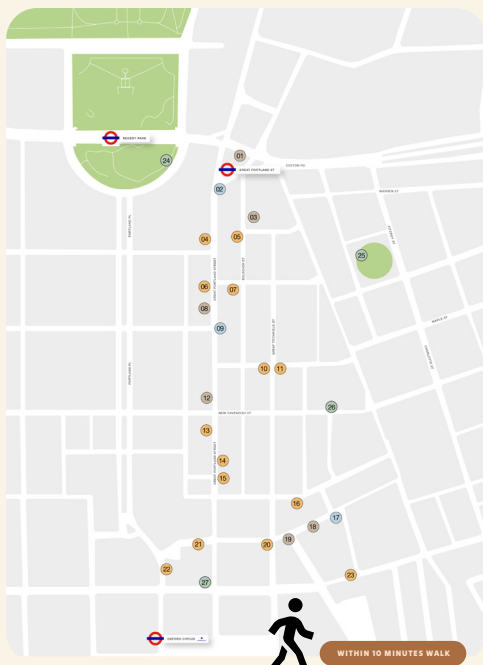
INSPIRATIONAL WORKSPACES

Where creativity flourishes and productivity soars, we design environments that inspire greatness.



EVER-IMPROVING EXPERIENCES

Constantly innovating to elevate your leasing journey, ensuring it's always seamless and satisfying.



EXPLORE THE NEIGHBOURHOOD

- | | |
|---|--|
| 01 Black Sheep Coffee | 16 Meraki Greek Restaurant & Bar Fitzrovia |
| 02 The Albany | 17 The Green Man |
| 03 Peyton and Byrne Bakeries | 18 Scandinavian Kitchen |
| 04 Iberica Marylebone (PART OF FITZROVIA) | 19 Kaffeine Coffee |
| 05 Honey & Smoke Grill House | 20 Riding House Fitzrovia |
| 06 Kibele Restaurant (PART OF FITZROVIA) | 21 Madera at Treehouse London |
| 07 Dermotino | 22 The Wigmore |
| 08 Starbucks (PART OF FITZROVIA) | 23 Mortimer House Kitchen |
| 09 Sixes Social Cricket | 24 Regent's Par |
| 10 Caravan Fitzrovia Restaurant | 25 Fitzroy Square Garden |
| 11 Clipstone | 26 Rumble |
| 12 GAIL's Bakery Great Portland Street | 27 Psyche Oxford Circus |
| 13 Portland (PART OF FITZROVIA) | |
| 14 Sushi Atelier | |
| 15 Kibako London | |

● PUB / BAR ● COFFEESHOP ● PARK / GYM ● RESTAURANT

A central location with top-class amenity



Discover the thriving business community on Great Portland Street, situated in the heart of Fitzrovia, a prestigious neighborhood. This central location provides easy access to Soho, Mayfair, and Marylebone, making it perfect for professionals.

With world-class amenities close by and excellent transport links via Euston Station and the Underground, everything you need is conveniently within reach. Plus, enjoy the calm of Regents Park, just a short walk away. Join the vibrant community and establish your business in one of London's most sought-after areas.

Timeless Architecture, Contemporary Workspaces



Fully Fitted Office Suites



Communal Roof Terrace



Own Front Door



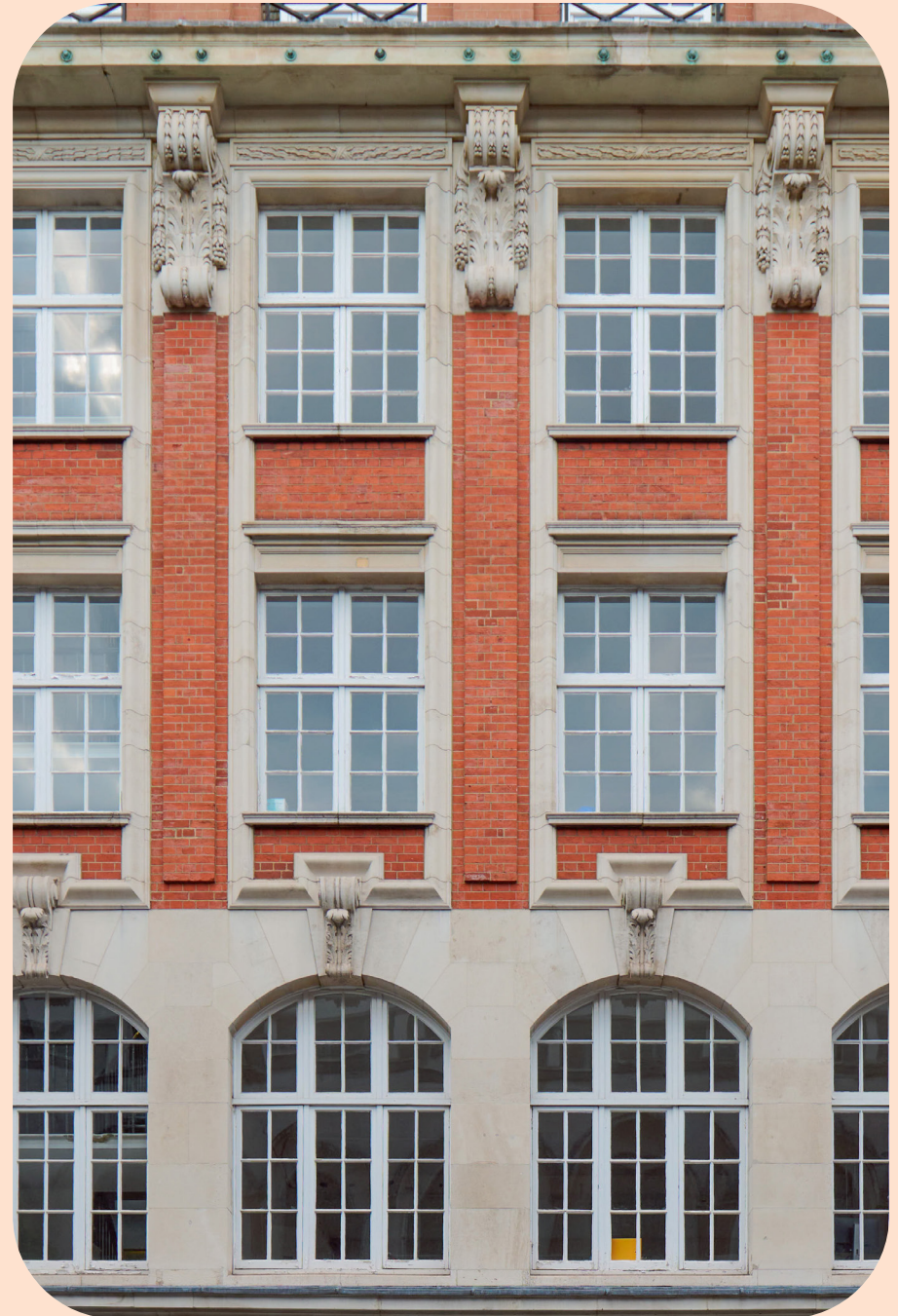
Great Connectivity



Sustainability Focus



Original Architectural
Features

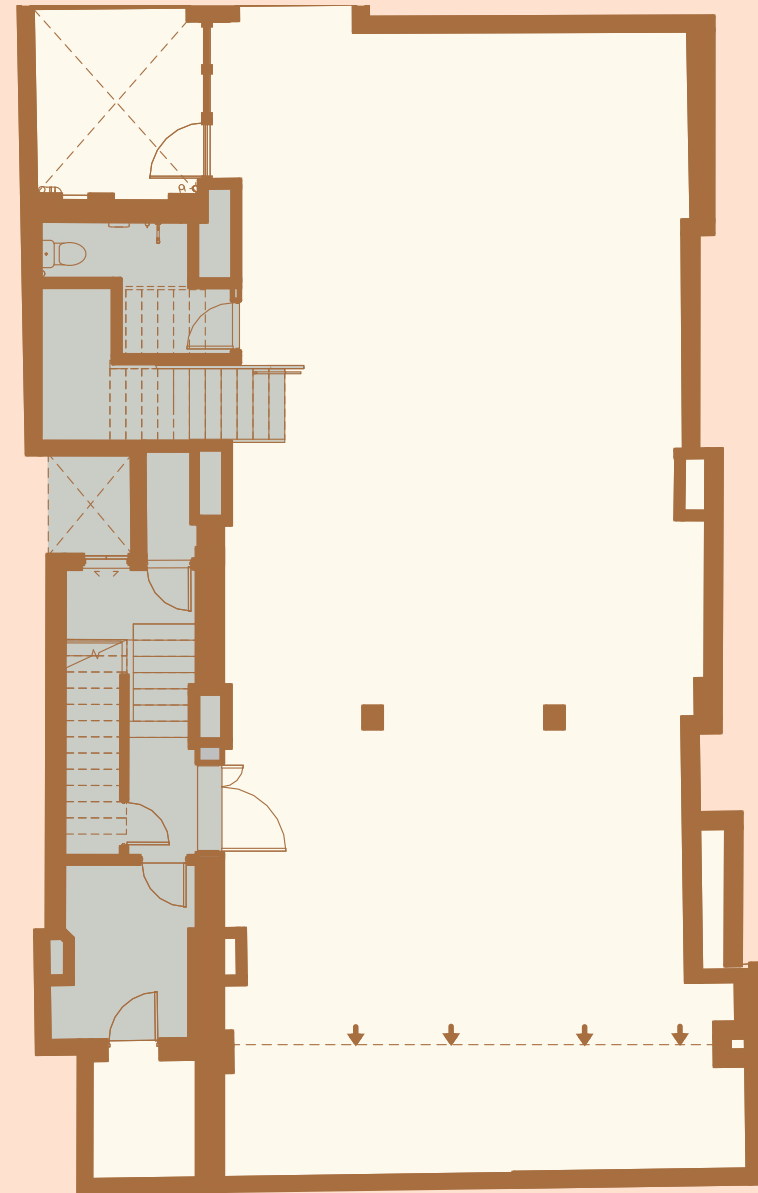






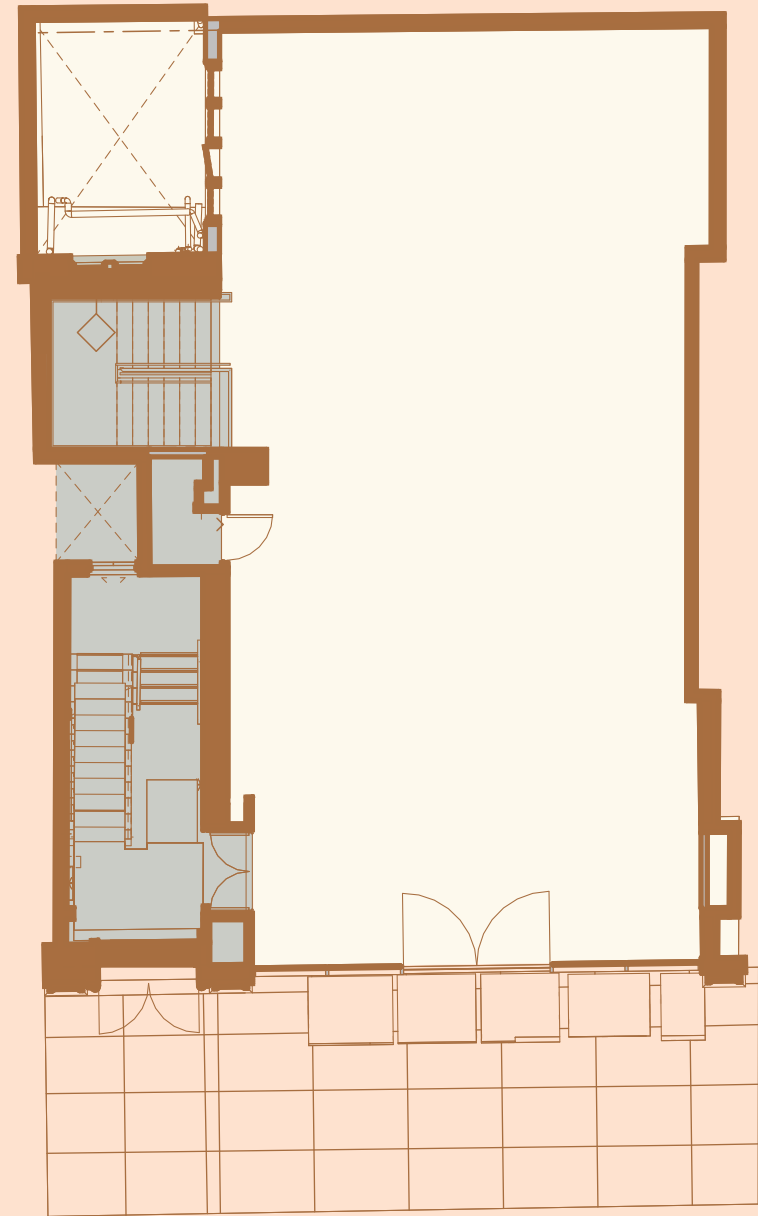
Basement

Whether you're a startup seeking a dynamic workspace or an established company looking to expand, our fitted office suites are designed to accommodate a variety of business needs with flexibility and style. These modern and professional spaces offer an ideal environment for growth and success, enabling you to elevate your business to the next level. Located in the vibrant heart of Fitzrovia, our office suites combine sophistication with functionality, providing the perfect setting for your business to thrive.



Ground Floor

Whether you're a startup seeking a dynamic workspace or an established company looking to expand, our fitted office suites are designed to accommodate a variety of business needs with flexibility and style. These modern and professional spaces offer an ideal environment for growth and success, enabling you to elevate your business to the next level. Located in the vibrant heart of Fitzrovia, our office suites combine sophistication with functionality, providing the perfect setting for your business to thrive.



First Floor

Whether you're a startup seeking a dynamic workspace or an established company looking to expand, our fitted office suites are designed to accommodate a variety of business needs with flexibility and style. These modern and professional spaces offer an ideal environment for growth and success, enabling you to elevate your business to the next level. Located in the vibrant heart of Fitzrovia, our office suites combine sophistication with functionality, providing the perfect setting for your business to thrive.

SUITE SPECIFICATION

NIA 79 sqm / 856 sqft

EPC
*Targeted



TENANT-CENTRIC EXCELLENCE

10 Fixed Work Stations



AMENITY

Coffee Tap
Modern WCs
High Speed WiFi



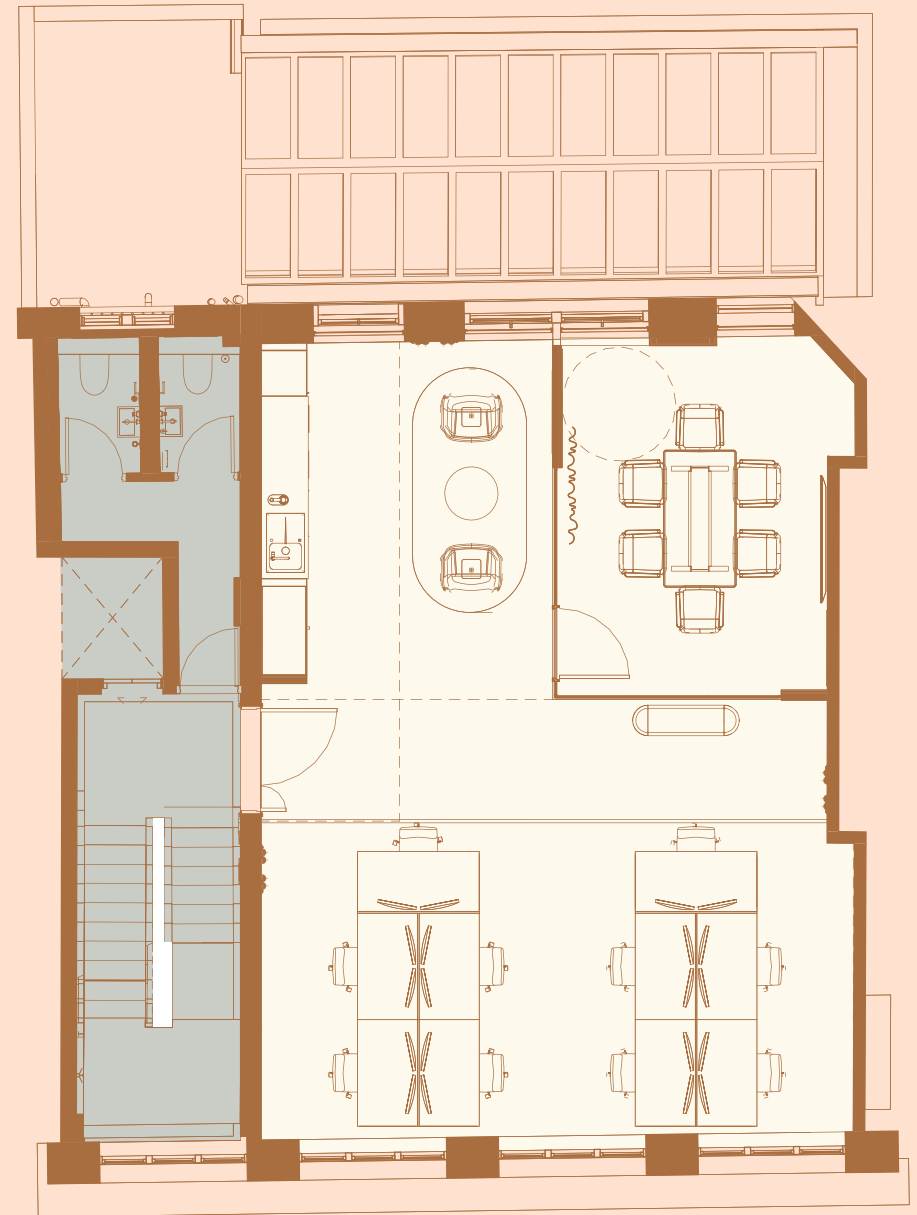
MEETING SPACE

1 x 6-Person Meeting



BREAKOUT

Small Reception
Kitchenette



Second Floor

These modern and professional spaces offer an ideal environment for growth and success, enabling you to elevate your business to the next level. Located in the vibrant heart of Fitzrovia, our office suites combine sophistication with functionality, providing the perfect setting for your business to thrive.

SUITE SPECIFICATION

NIA 81 sqm / 873 sqft

EPC
*Targeted



TENANT-CENTRIC EXCELLENCE

10 Fixed Work Stations



AMENITY

Coffee Tap
Modern WCs
High Speed WiFi



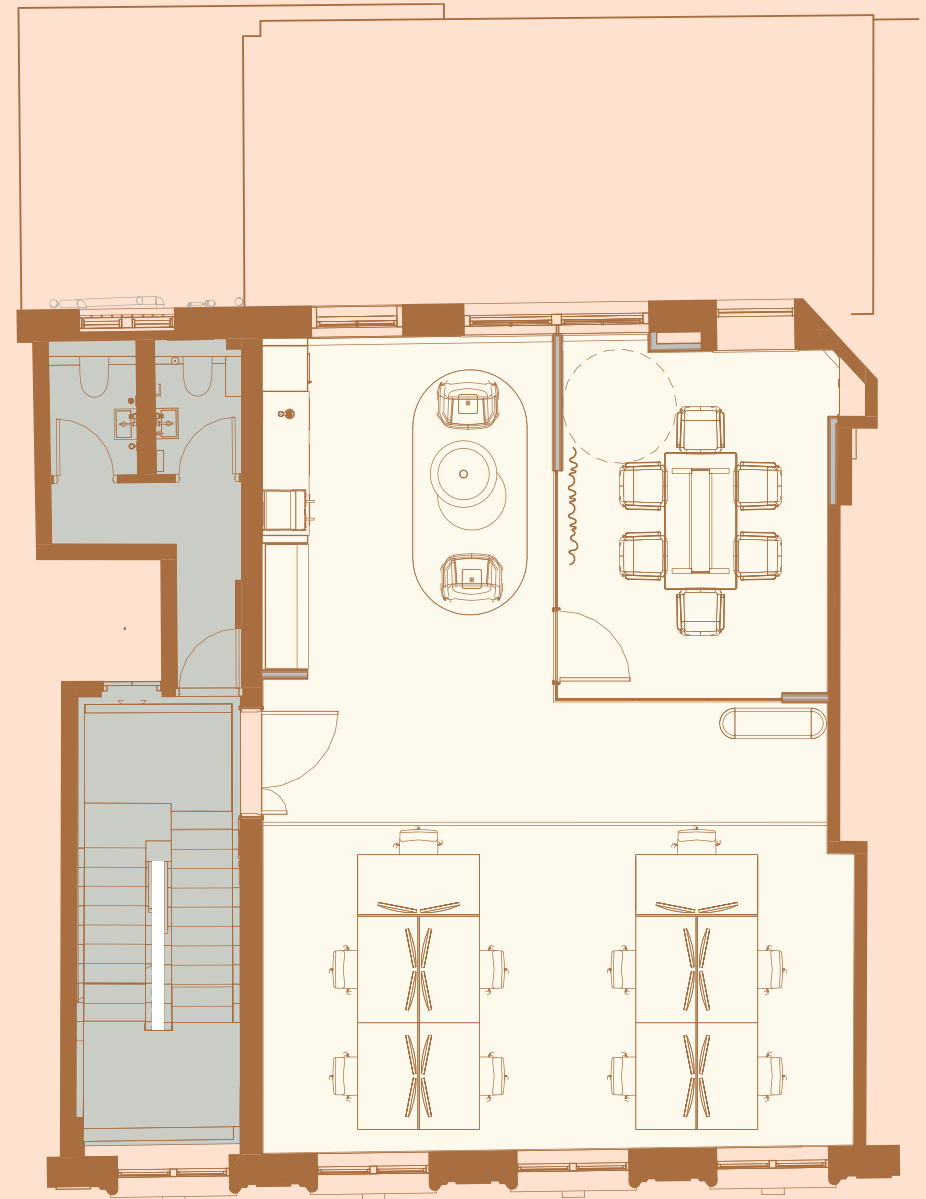
MEETING SPACE

1 x 6-Person Meeting



BREAKOUT

Small Reception
Kitchenette



Third Floor

These modern and professional spaces offer an ideal environment for growth and success, enabling you to elevate your business to the next level. Located in the vibrant heart of Fitzrovia, our office suites combine sophistication with functionality, providing the perfect setting for your business to thrive.

SUITE SPECIFICATION

NIA 81 sqm / 869 sqft

EPC
*Targeted



TENANT-CENTRIC EXCELLENCE

10 Fixed Work Stations



AMENITY

Coffee Tap
Modern WCs
High Speed WiFi



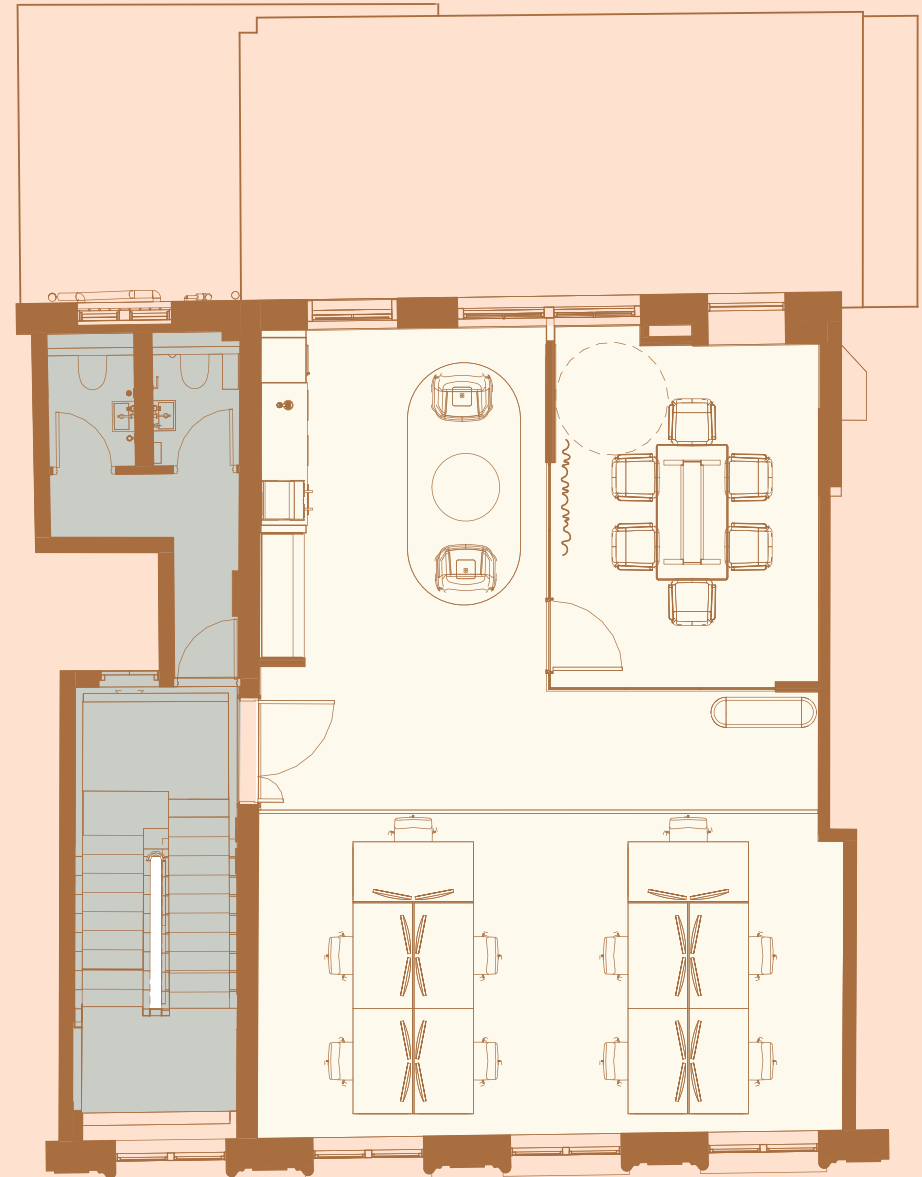
MEETING SPACE

1 x 6-Person Meeting



BREAKOUT

Small Reception
Kitchenette



Fourth Floor

These modern and professional spaces offer an ideal environment for growth and success, enabling you to elevate your business to the next level. Located in the vibrant heart of Fitzrovia, our office suites combine sophistication with functionality, providing the perfect setting for your business to thrive.

SUITE SPECIFICATION

NIA 74 sqm / 799 sqft

EPC
*Targeted



TENANT-CENTRIC EXCELLENCE

10 Fixed Work Stations



AMENITY

Coffee Tap
Modern WCs
High Speed WiFi



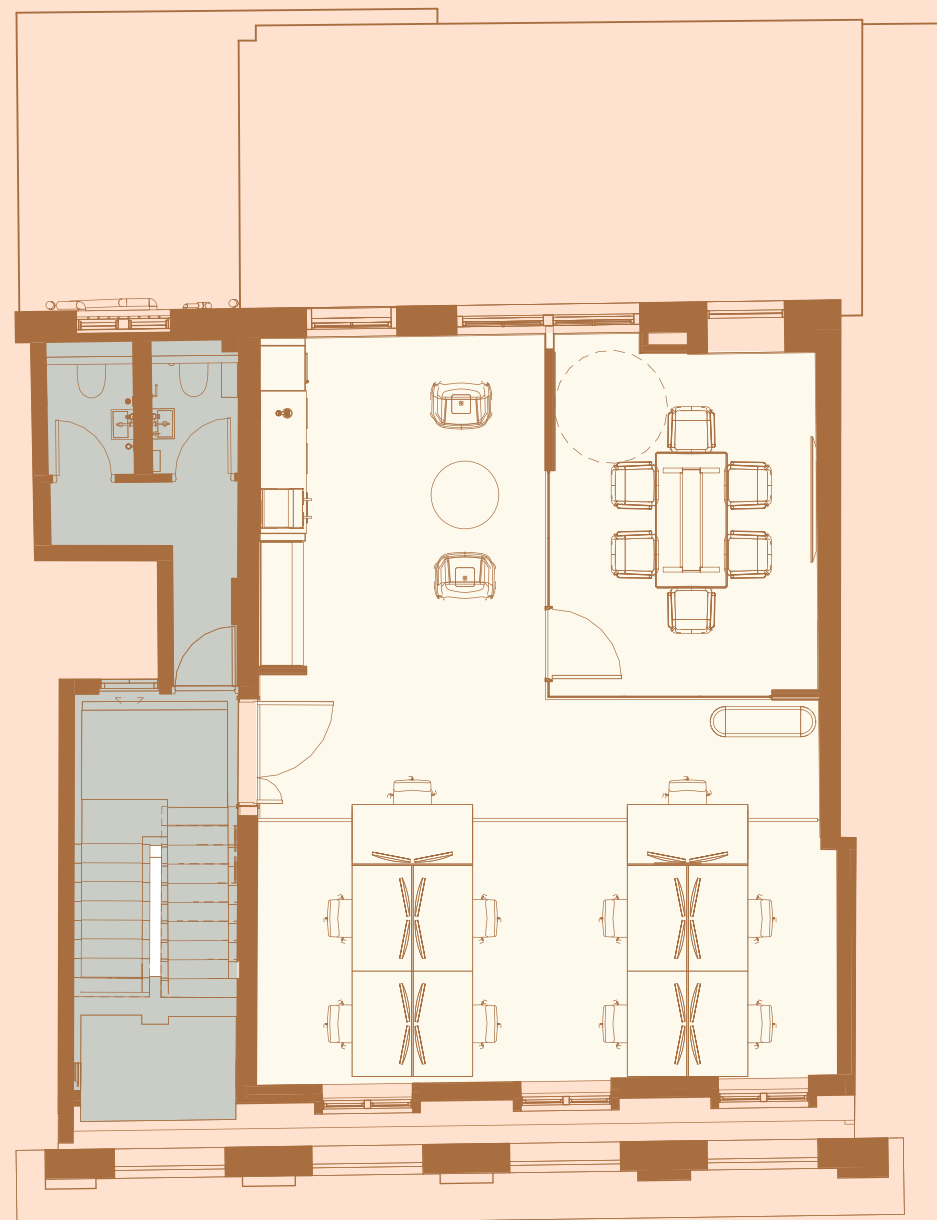
MEETING SPACE

1 x 6-Person Meeting



BREAKOUT

Small Reception
Kitchenette



RENT
POA

TOTAL OUTGOINGS
POA

RATES
POA

FIBRE
FULLY CONNECTED
PLUG AND PLAY

SERVICE CHARGE
POA

EPC
TARGET B+

PROSPECT HOUSE

Colliers

ALEX KEMP
ALEX.KEMP@COLLIERS.COM

RX LONDON

CATHERINE LLOYD
CATHERINE.LLOYD@RX.LONDON

PART OF

*fitzrovia*co

MANAGED BY

Oval

BRAND BY

kin