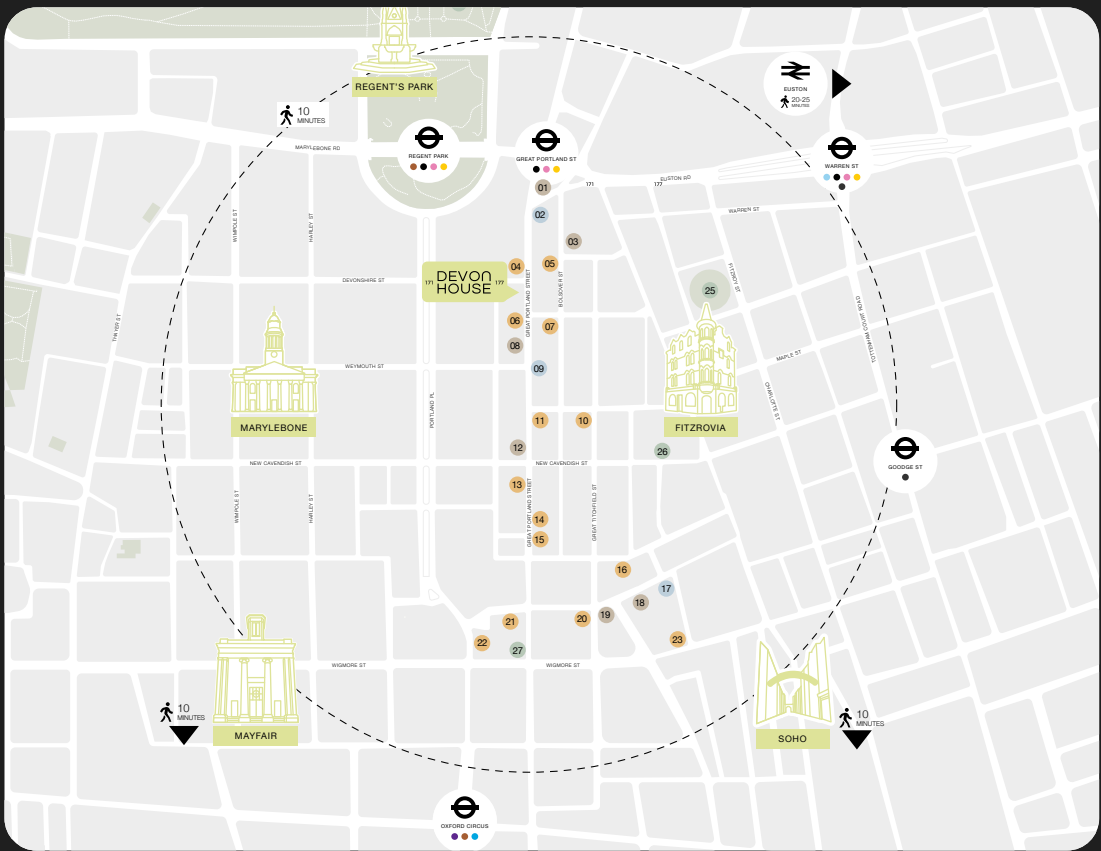


171 DEVON HOUSE 177
HOUSE



171-177 GREAT PORTLAND ST, LONDON W1W 5PQ

PART OF *fitzrovia*Co



Welcome to Great Portland Street



- | | | | |
|----|---|----|---|
| 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 | Ibérica Marylebone (PART OF FITZROVIA CO) | 19 | Kaffeine Coffee |
| 05 | Honey & Smoke Grill House | 20 | Riding House Fitzrovia |
| 06 | Kibele Restaurant (PART OF FITZROVIA CO) | 21 | Madera at Treehouse London |
| 07 | Dermatino | 22 | The Wigmore |
| 08 | Starbucks (PART OF FITZROVIA CO) | 23 | Mortimer House Kitchen |
| 09 | Sixes Social Cricket | 24 | Regent's Park |
| 10 | Caravan Fitzrovia Restaurant | 25 | Fitzroy Square Garden |
| 11 | Clipstone | 26 | Rumble |
| 12 | GAIL's Bakery Great Portland Street | 27 | Psycle Oxford Circus |
| 13 | Portland (PART OF FITZROVIA CO) | | |
| 14 | Sushi Atelier | | |
| 15 | Kibako London | | |
- PUB / BAR
 ● COFFEESHOP
 ● PARK / GYM
 ● RESTAURANT

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

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 Workspace.

AVAILABILITY

5TH FLOOR
2,489 sq ft | 28 Desks

4TH FLOOR
2,507 sq ft | 28 Desks

3RD FLOOR
2,489 sq ft | 28 Desks

GROUND FLOOR
Tenant Lounge

BASEMENT
Cycle Store



TENANT LOUNGE



CYCLE STORAGE



FULLY FITTED OFFICE



LOCKERS AND SHOWER FACILITY



OWN FRONT DOOR



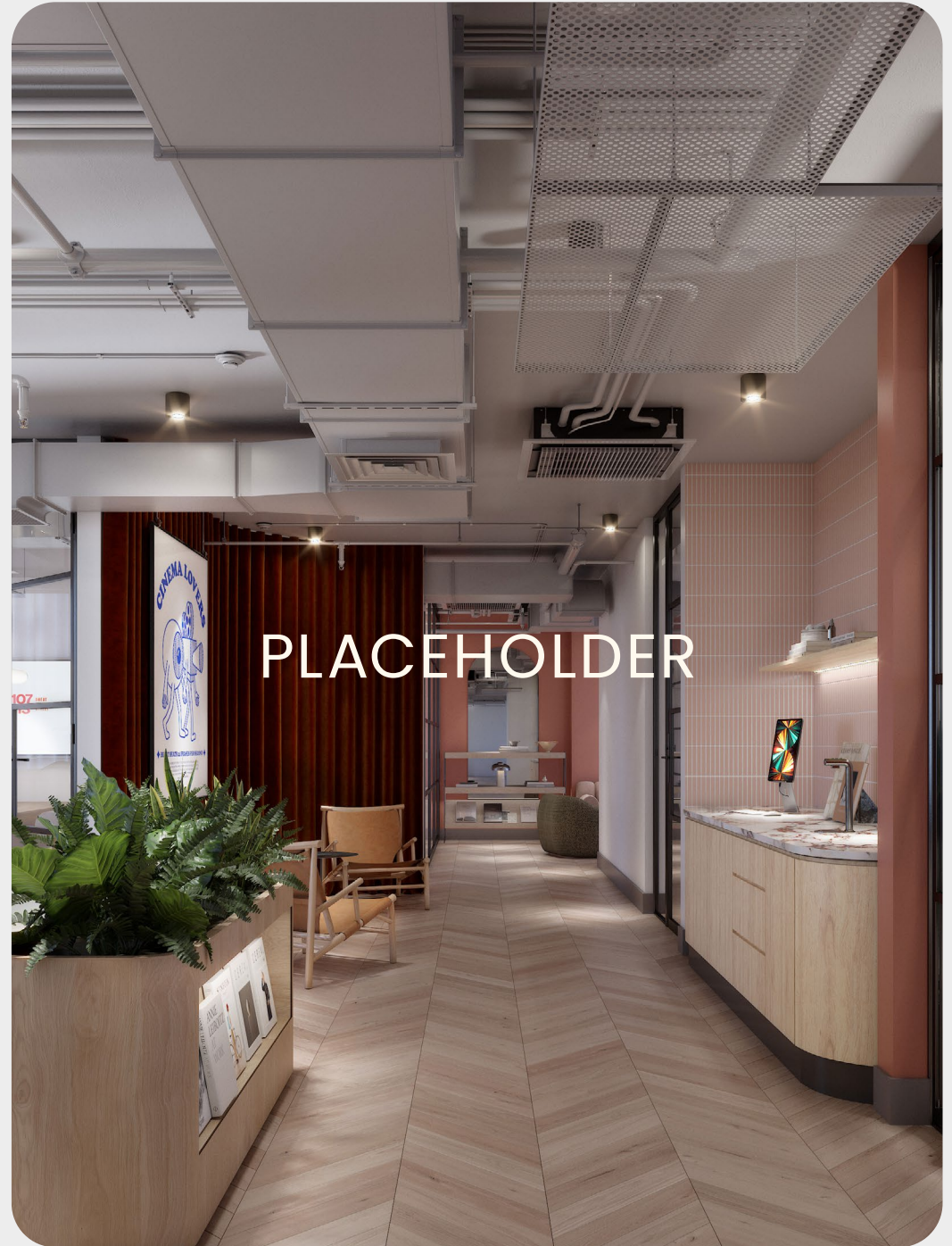
GREAT CONNECTIVITY



SUSTAINABILITY FOCUS



ORIGINAL ARCHITECTURAL FEATURES

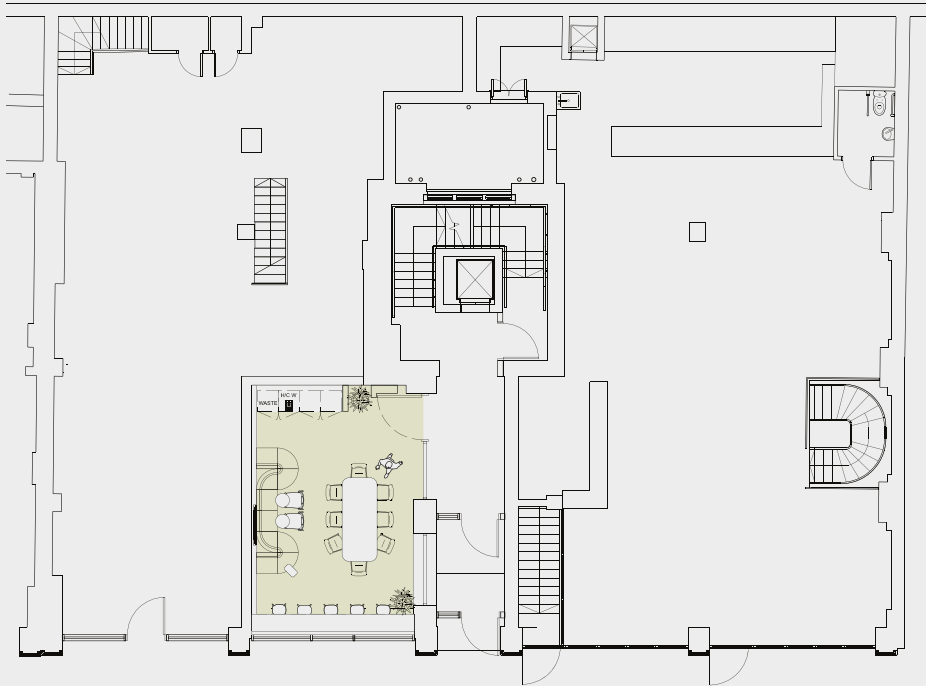


Ground Floor

SUITE SPECIFICATION

NIA 233 sqm / 2,507 sqft

EPC
*Targeted



BREAKOUT

Kitchenette
5 Person Window Seating
8 Person Kitchen Table



AMENITY

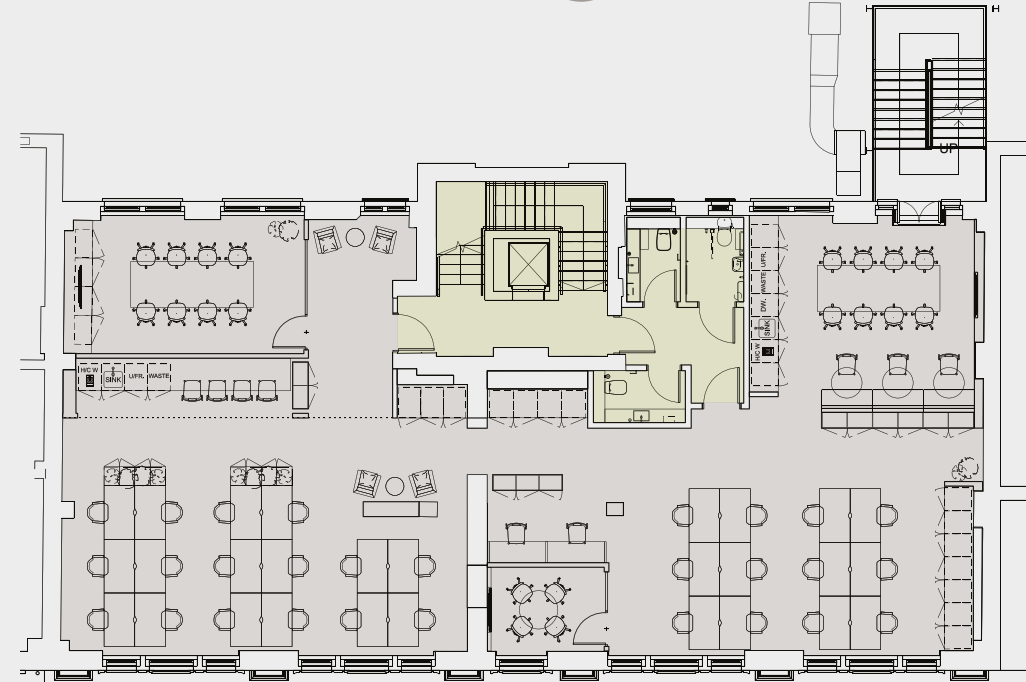
Modern WCs
High Speed WiFi

Third Floor

SUITE SPECIFICATION

NIA 231 sqm / 2,489 sqft

EPC
*Targeted



TENANT-CENTRIC EXCELLENCE

28 Fixed Work Stations



MEETING SPACE

1 x 8-Person Meeting
1 x 4-Person Meeting



BREAKOUT

Welcome Lounge
Banquette Seating
2 Person Focus Area
4 Person Bar Seating
8 Person Kitchen Table



AMENITY

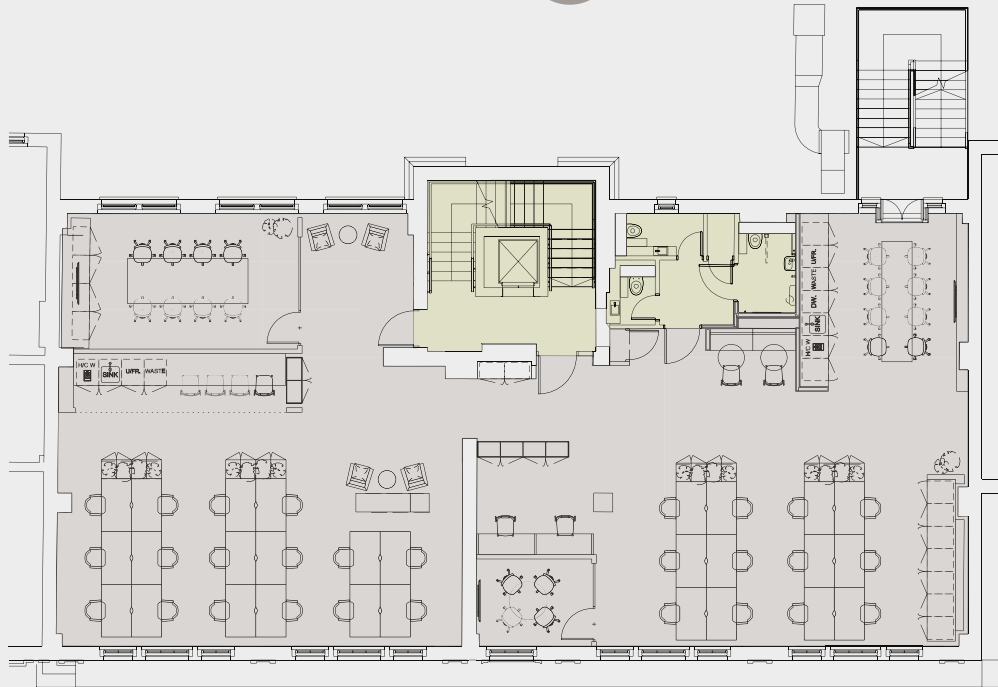
Modern WCs
High Speed WiFi

Fourth Floor

SUITE SPECIFICATION

NIA 233 sqm / 2,507 sqft

EPC
*Targeted



TENANT-CENTRIC EXCELLENCE

28 Fixed Work Stations



MEETING SPACE

1 x 4-Person Meeting
1 x 8-Person Meeting



BREAKOUT

Welcome Lounge
Banquette Seating
2 Person Focus Area
4 Person Bar Seating
8 Person Kitchen Table



AMENITY

Modern WCs
High Speed WiFi

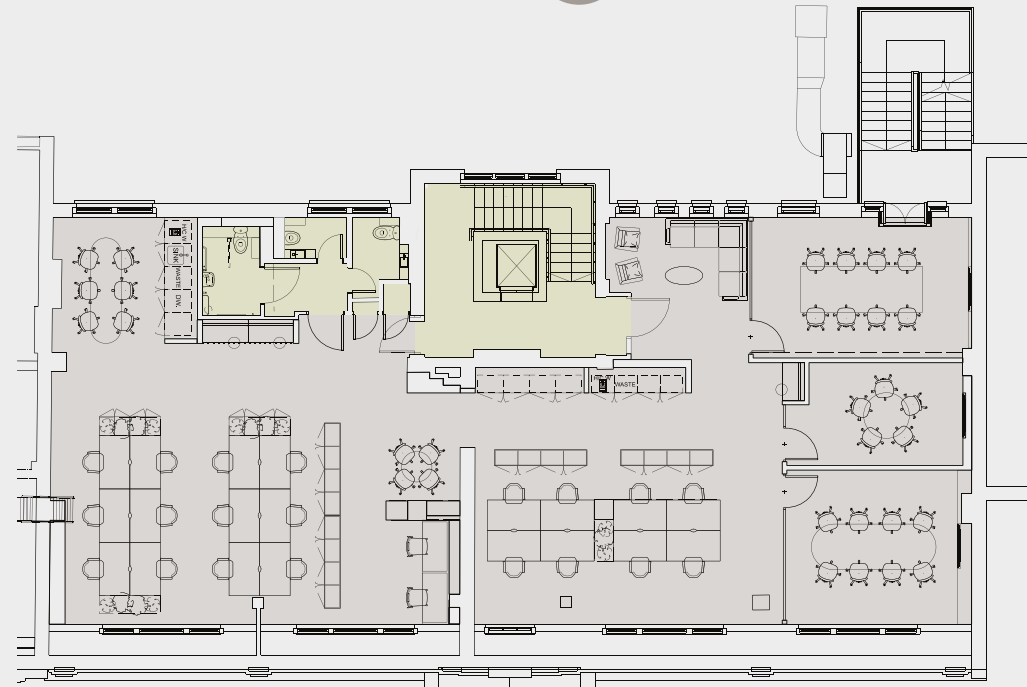
6 AVAILABLE SPACE

Fifth Floor

SUITE SPECIFICATION

NIA 232 sqm / 2,502 sqft

EPC
*Targeted



TENANT-CENTRIC EXCELLENCE

20 Fixed Work Stations



MEETING SPACE

1 x 4-Person Meeting
1 x 5-Person Meeting
2 x 8-Person Meeting



BREAKOUT

Welcome Lounge
2 Person Focus Area
4 Person Breakout
6 Person Kitchen Island



AMENITY

Modern WCs
High Speed WiFi

DEVON HOUSE

DEVON HOUSE

RENT

POA

RATES

POA

SERVICE CHARGE

POA

TOTAL OUTGOINGS

POA

FIBRE

**FULLY CONNECTED
PLUG AND PLAY**

EPC

TARGET B+

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fitzroviaco

MANAGED BY

Oval

BRAND BY

kin