

PORTLAND WORKS



101 Great Portland Street
Fitzrovia, W1W 6QE

Elegant, refined studios in a stunning period building on one of Fitzrovia's most prestigious streets. Dual-aspect workspaces with high ceilings, expansive windows, and modern amenities. A soft palette of light blue, pale pink, and grey is paired with natural materials and gentle textures for a calm, contemporary feel.

About

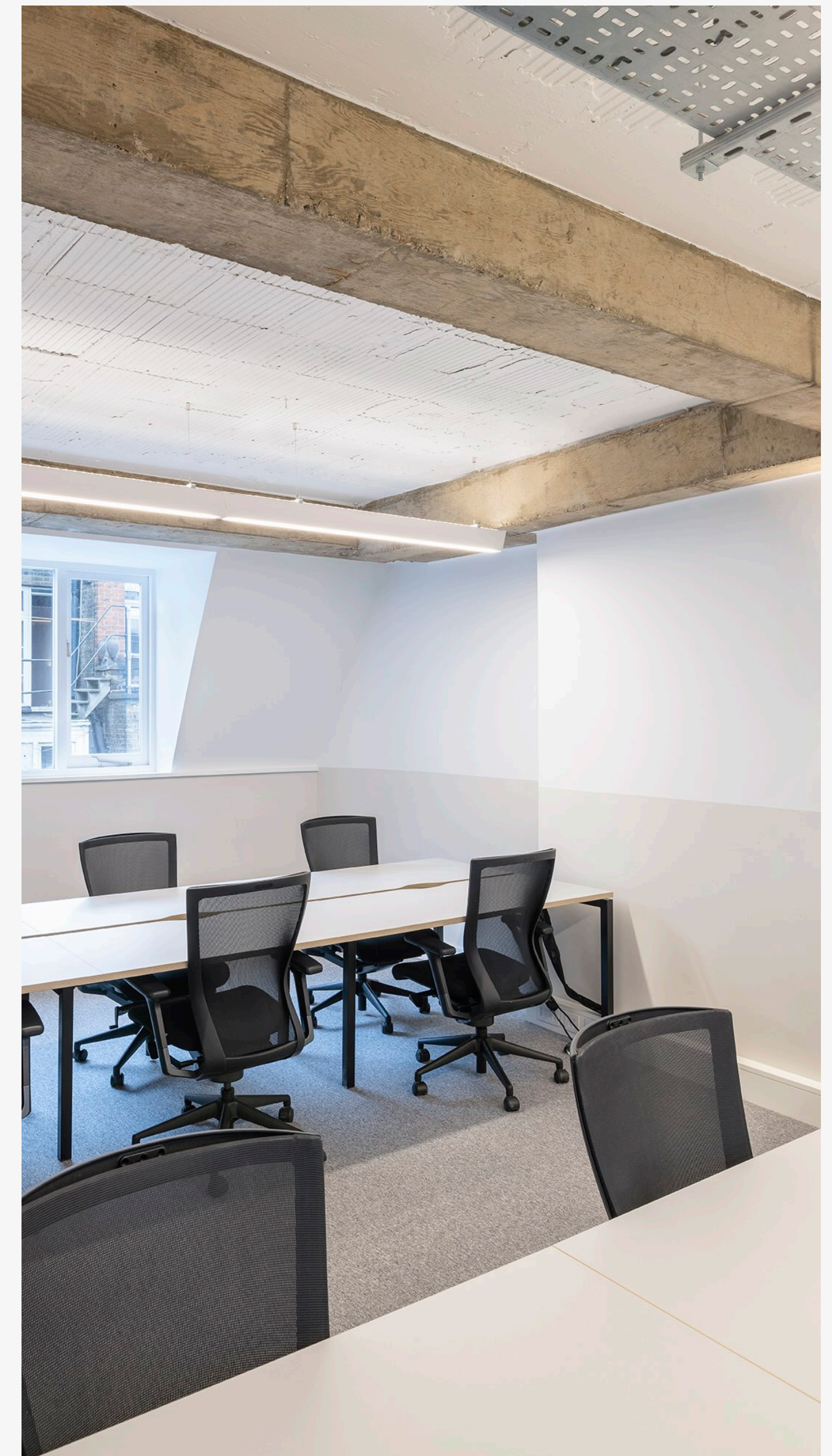
PORTLAND WORKS is an imposing double-fronted building with a ground-floor lobby area on Great Portland Street.

The building was comprehensively refurbished in 2022 and comprises 6 self-contained studios (each on its own floor). Units 1-5 are suitable for between 18 and 25 desks, with their own private kitchen, meeting and breakout spaces.

These studios are available on a fully managed basis, with Frameworks handling everything for a single, all-inclusive monthly fee.



by FRAMEWORKS
30 Berwick Street, Soho
W1F 8RH, 0203 581 5752



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Portland Works

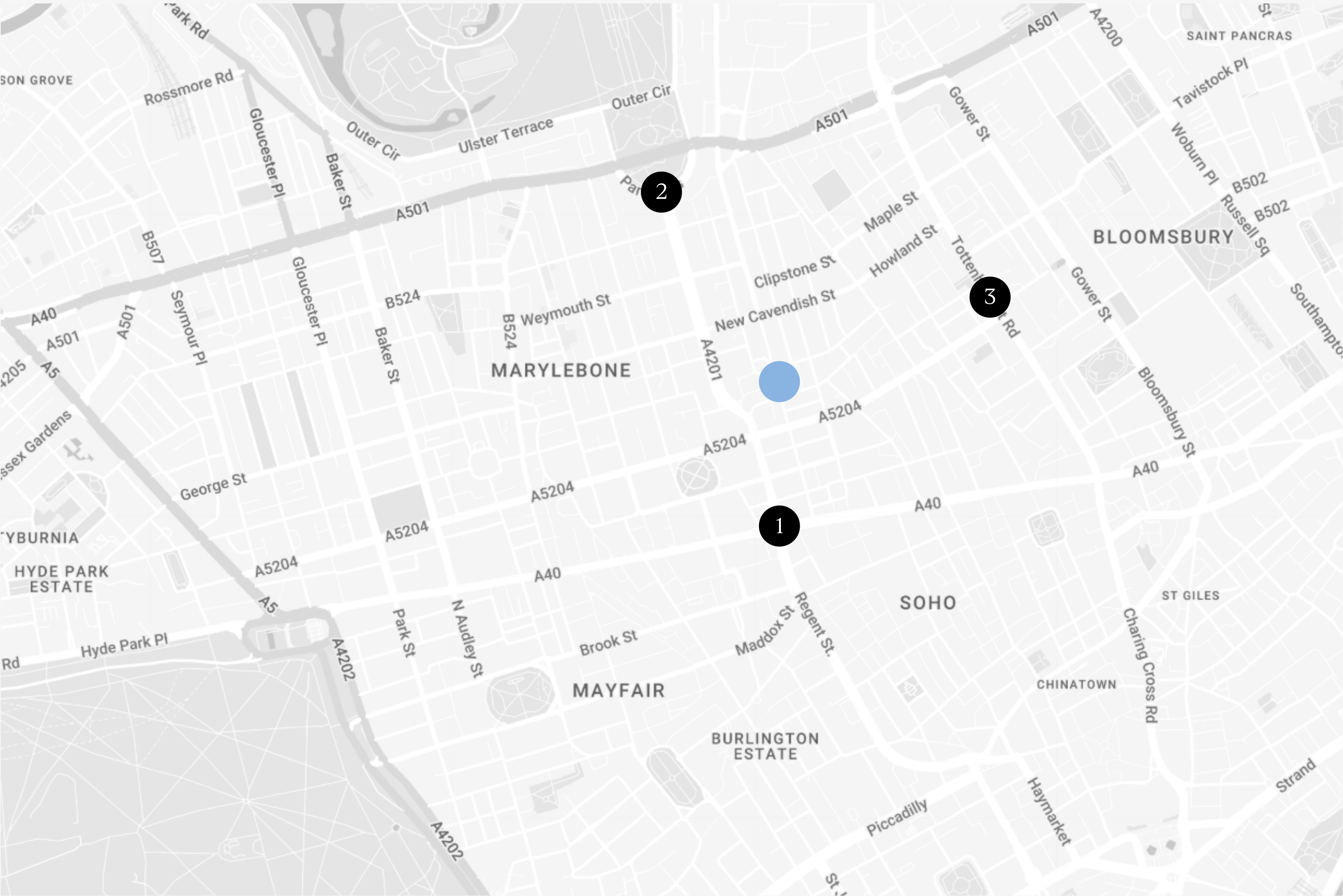
Design

Location

Great Portland Street is the quintessential Fitzrovia street; nestled between quiet residential neighbourhoods and bustling West End district.

Capturing all the creative zest of Soho (but without the rough edges), this part of town is well suited to media and corporate clients who want a premium office address.

- 1. Oxford Circus (6 mins)
- 2. Regent’s Park (9 mins)
- 3. Goodge Street (6 mins)



Six Studios

| | | | |
|----------|-----------|------------|----------|
| Studio G | G floor | 385 sqft | 8 desks |
| Studio 1 | 1st floor | 1,340 sqft | 22 desks |
| Studio 2 | 2nd floor | 1,352 sqft | 22 desks |
| Studio 3 | 3rd floor | 1,339 sqft | 21 desks |
| Studio 4 | 4th floor | 1,382 sqft | 21 desks |
| Studio 5 | 5th floor | 1,068 sqft | 16 desks |





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Unit 4 (shown above)

Specification

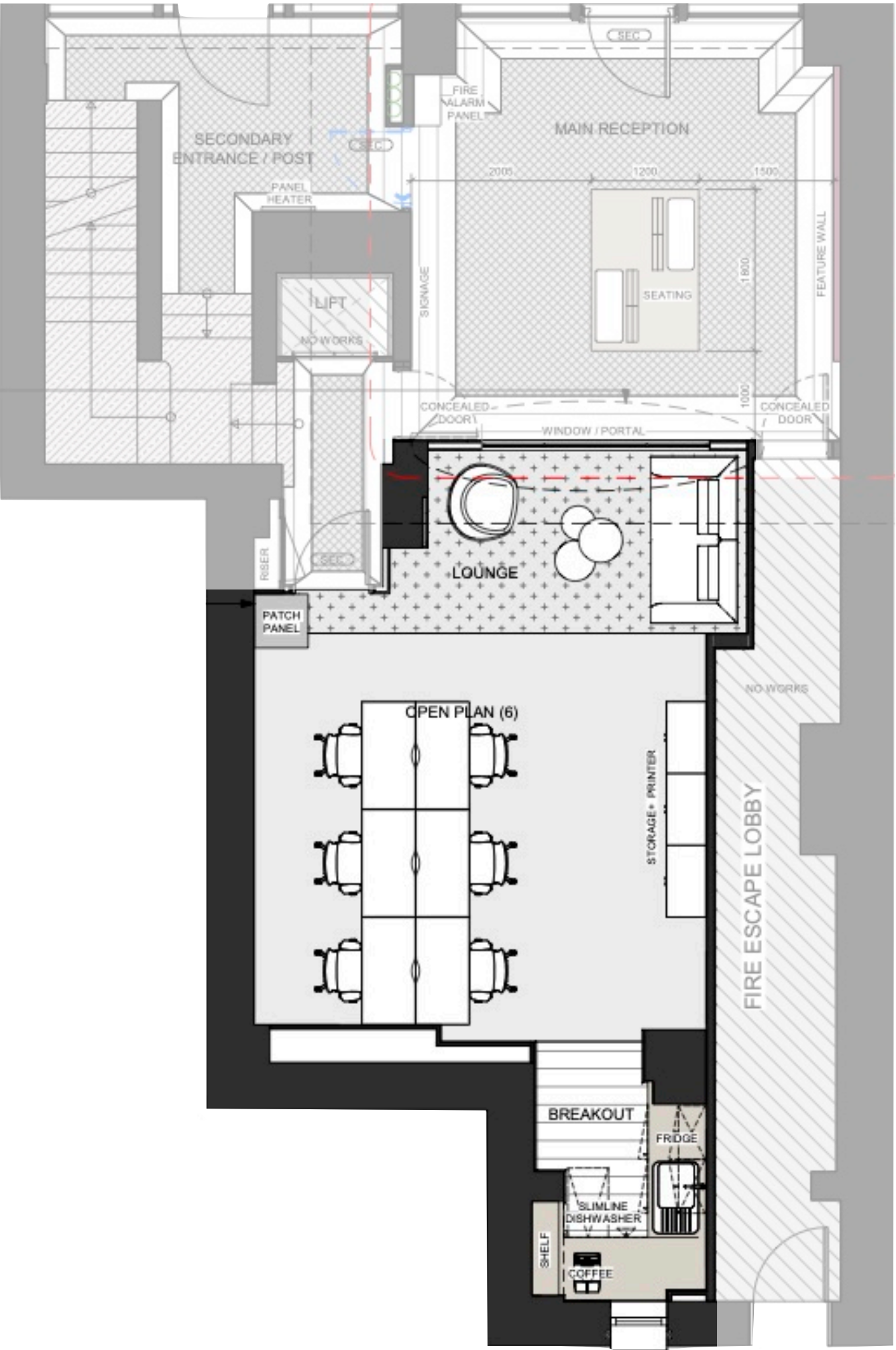
Our Licence Agreements include a recurring monthly fee that covers the following items and spec:

- Occupation of a spectacular self-contained dual-aspect unit at 101 Great Portland Street
- Ongoing facilities management and client services via our Operations team
- All building costs such as rent, business rates, utilities, etc.
- 🏠 Comprehensive furnishing with work-ready task areas and fully-equipped meeting, breakout and dining spaces
- ✳️ Dedicated air conditioning and air-handling system
- ☕ Fitted kitchen with a coffee machine and water tap
- 👤 Private meeting rooms and phone booths (where shown)
- 📶 Full fibre connectivity with 100MB allocated bandwidth (adjustable), ethernet provision and a dedicated cabinet
- 🕒 24/7 access via cards/fobs using a Paxton security system
- 🧹 Daily cleaning and waste management
- 🚲 Communal lounge, shower and bike facilities



Unit G

- Floor G
- 385 sqft
- 8 desk capacity
- Also included:
- Private kitchen
- Breakout space
- Communal lounge
- Shower facilities



Unit 4

- Floor 4
- 1,382 sqft
- 21 desk capacity
- Kitchen and dining area
- 2 meeting rooms
- Phone booth
- Also included:
- Communal lounge
- Showers

