

8,820-22,911 Sq Ft Offices To Let

Nº 40

P O R T M A N S Q U A R E

M A R Y L E B O N E

EXCLUSIVE WORK SPACE OVERLOOKING THE PRESTIGIOUS PORTMAN SQUARE.



N° 40

No. 40 Portman Square offers a rare opportunity to occupy high quality, fully fitted workspace in a prestigious W1 address.

Space is available over the part 5th and 6th floors, providing flexible floorplates of 8,820 sq ft and 14,091 sq ft.





THE IMPRESSIVE RECEPTION SETS THE TONE OF SOPHISTICATION THROUGHOUT.

In addition to the contemporary and welcoming arrival, No. 40 Portman Square boasts shower facilities, bicycle storage and changing rooms.

The part 5th floor has access to a stunning private terrace – perfect for tenants to relax and unwind.



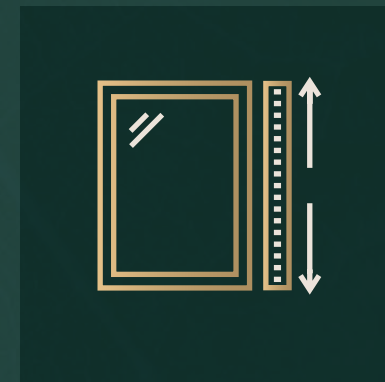
RECEPTION
COMMISSIONAIRE



FULLY FITTED
OFFICE SPACE
OR CAT A



5TH FLOOR
PRIVATE TERRACE



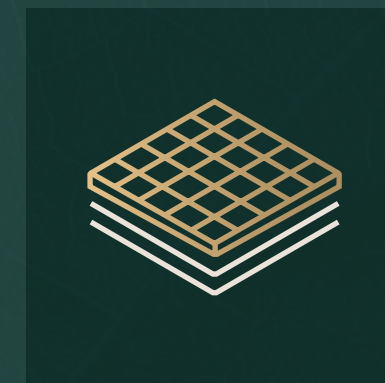
2.75M FLOOR TO
CEILING HEIGHT



SHOWER
FACILITIES



CYCLE STORAGE
& LOCKERS



RAISED
FLOORS



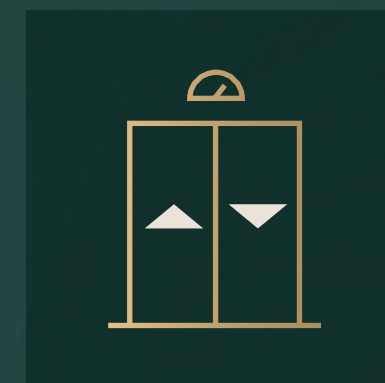
CENTRAL
HEATING



4-PIPE FAN
COIL AIR
CONDITIONING



LED
LIGHTING



4 X
PASSENGER LIFTS

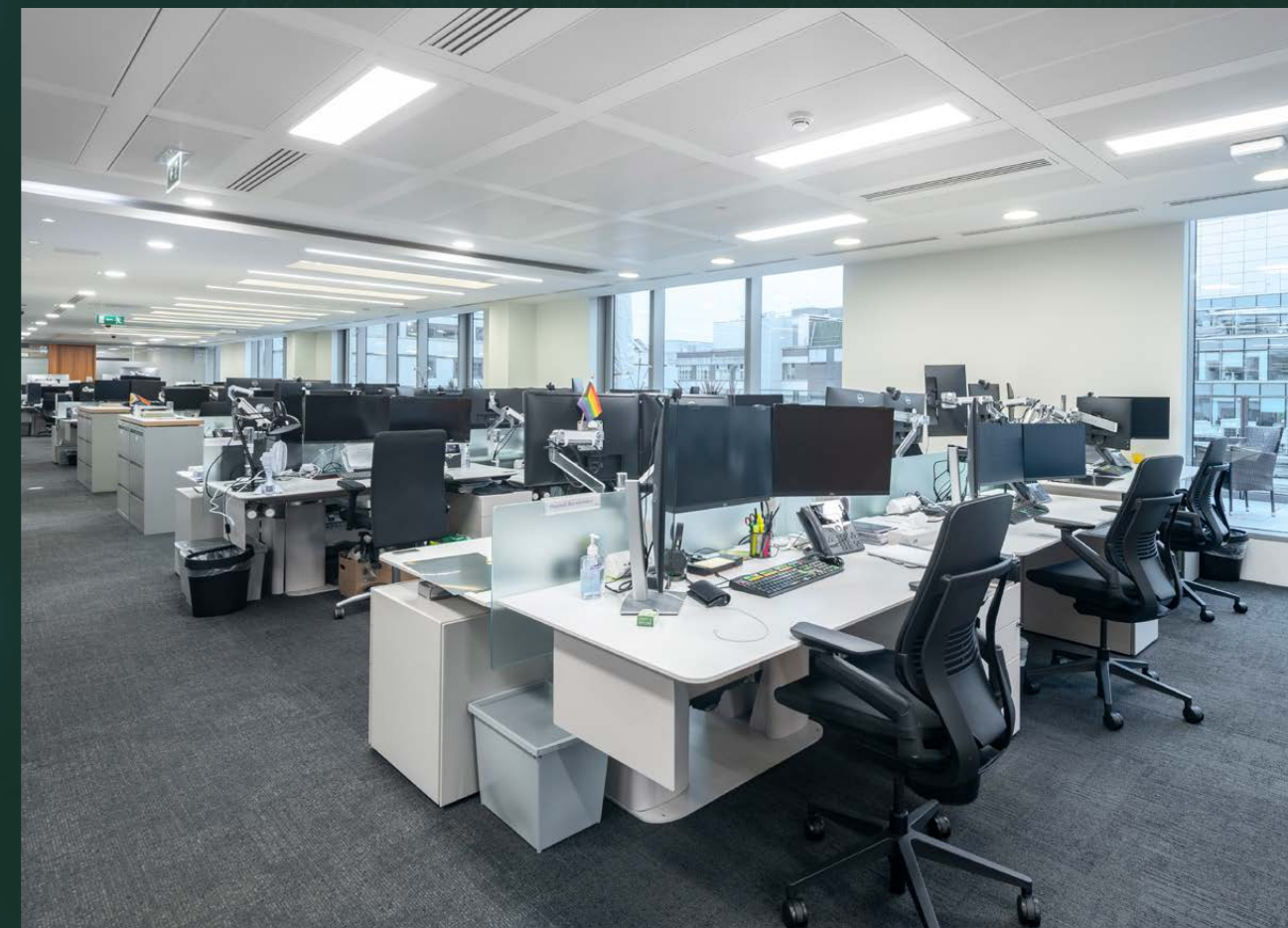


SUSPENDED
CEILING

EXCEPTIONAL FULLY FITTED OFFICE SPACE WITH PARK VIEWS, FOR DYNAMIC WORKING.



Part 5th floor terrace



The part 5th and 6th floors feature an existing fit-out, with large boardrooms, private offices, and open plan desks – ready for an occupier to seamlessly transition into their new space.

The space can be acquired with the benefit of the existing fit-out or a separate discussion around it being stripped out and refurbished to a Cat A specification.

BRIGHT & OPEN BLANK CANVAS.

The floors benefit from excellent natural light and full height glazing and could be refurbished to a Cat A specification by way of separate discussion.

ACCOMMODATION

FLOOR	SQ FT	SQ M
6th	14,091	1,309.1
Part 5th	8,820	819.4
TOTAL	22,911	2,128.5

Net Internal Areas subject to final measurement.



CGI showing indicative Cat A for 6th floor

PART 5TH FLOOR

8,820 SQ FT / 819.4 SQ M

Net Internal Area subject to final measurement on completion of division works.

Workstations	80
18 person boardroom	01
Private offices	08
5 person meeting rooms	02
Kitchen / breakout area	01

- Office
- Terrace
- Core

Existing layout.
Floor plan not to scale. For indicative purposes only.



6TH FLOOR

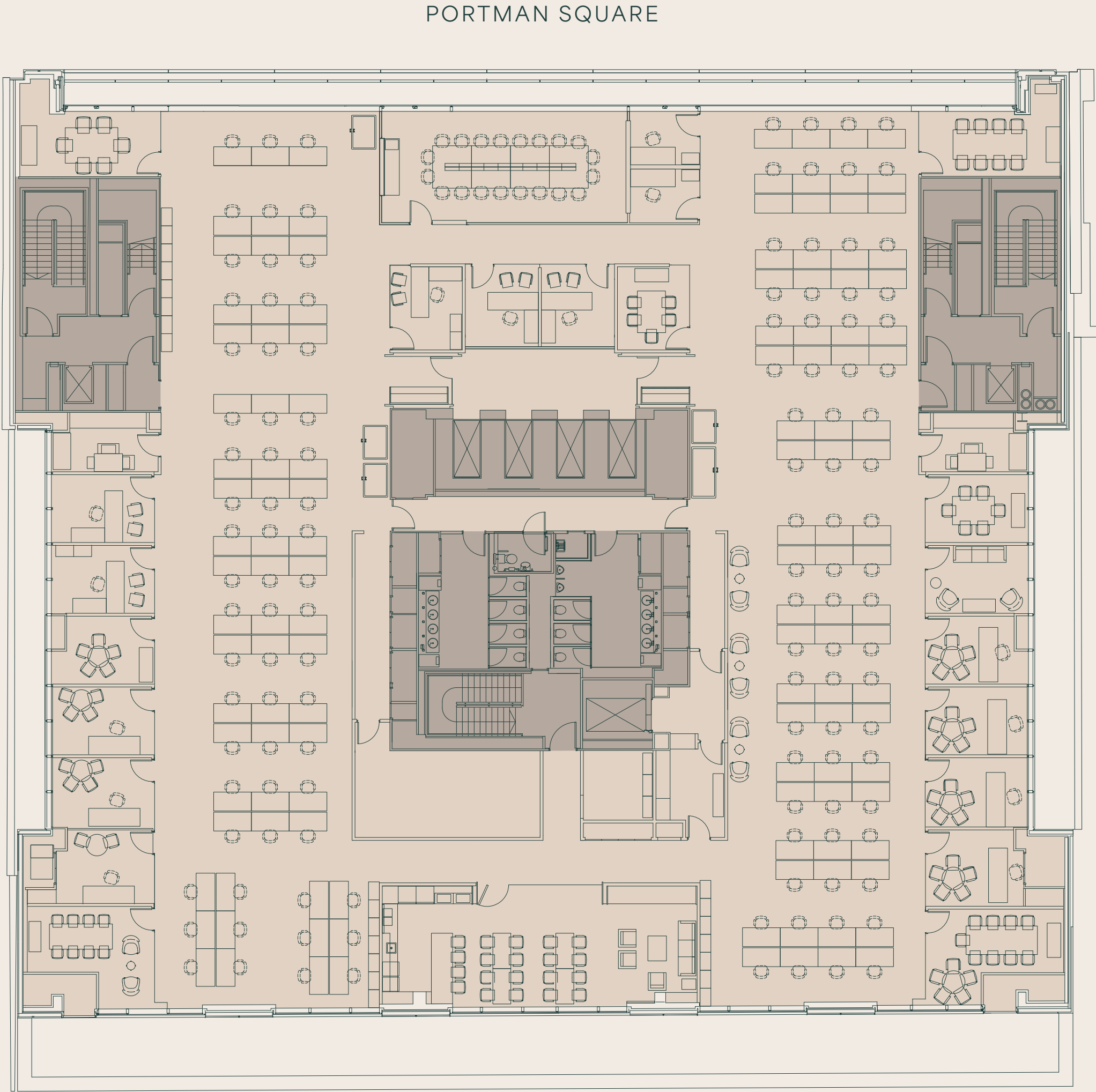
14,091 SQ FT / 1,309.1 SQ M

Net Internal Area subject to final measurement.

Workstations	132
20 person boardroom	01
14 person meeting room	01
Private offices	12
8 person meeting rooms	02
6 person meeting rooms	02
5 person meeting rooms	02
Informal meeting room	01
Phone booths	05
Kitchen / breakout area	01

Office
Core

Existing layout.
Floor plan not to scale. For indicative purposes only.





AN UNRIVALLED SELECTION OF LUXURY AMENITIES AND GREEN SPACES ON YOUR DOORSTEP.



N° 40



Portman Square is perfectly situated on the periphery of the sophisticated Mayfair and amidst the charm of Marylebone.

This prime West End location places you moments from Oxford Street, Bond Street, and Marble Arch, surrounded by London's finest hotels, private members' clubs, and luxury retailers.

EXCELLENT TRAVEL CONNECTIONS.

With Bond Street Station within easy reach, the Elizabeth Line, Jubilee Line and Central Line provide great access across London.

CONNECTIVITY

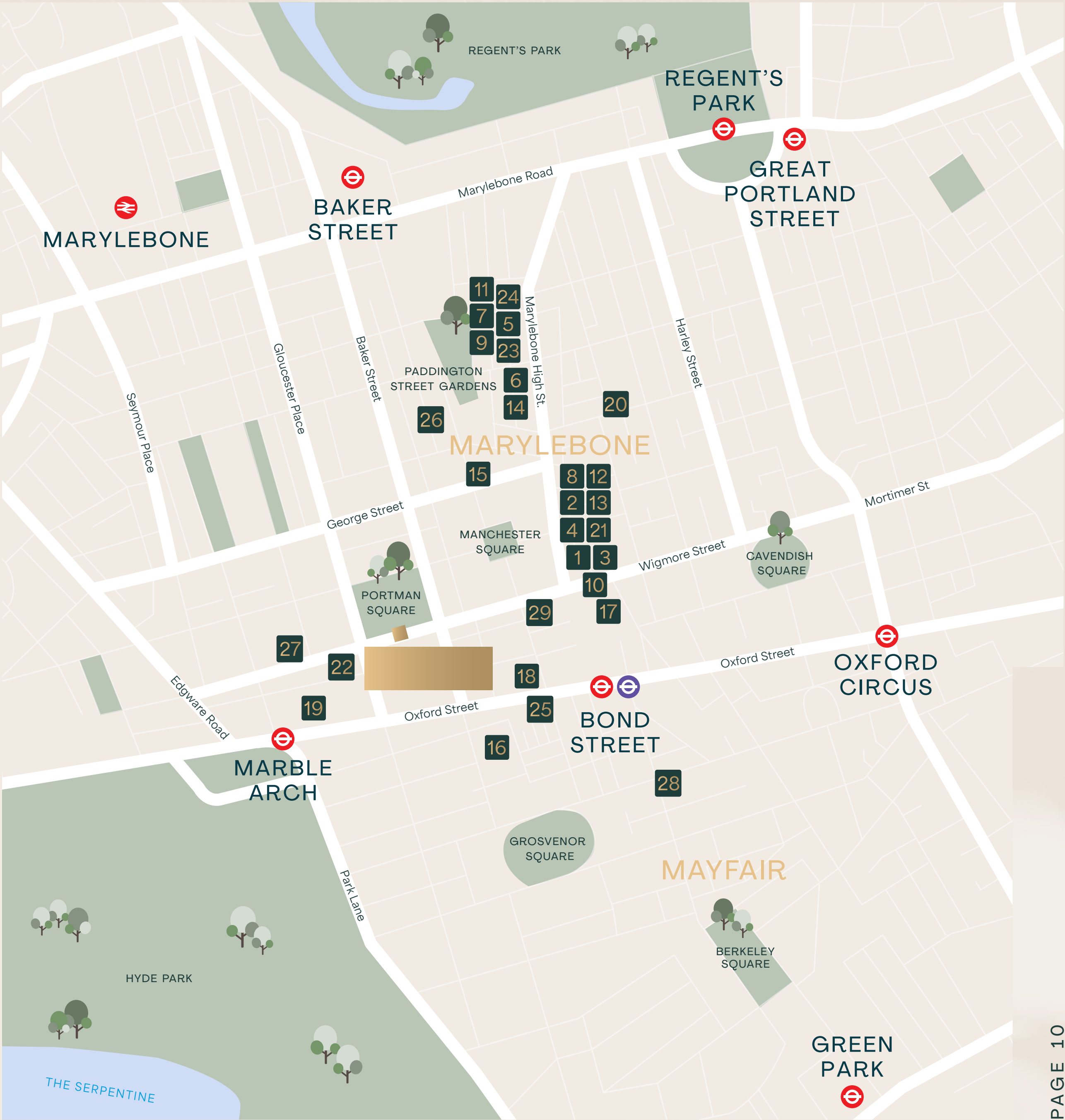
MARBLE ARCH	3 MINS	
BOND STREET	6 MINS	
BAKER STREET	9 MINS	
OXFORD CIRCUS	11 MINS	

RESTAURANTS

- 28-50 By Night
- The Ivy
- Cavita
- Delamina
- Fishworks
- Granger & Co.
- Kima
- Le Relais de Venise
- Le Vieux Comptoir
- Lina Stores
- OPSO
- Ottolenghi
- St. John
- Taka
- Trishna
- Mercato Mayfair
- Flat Iron

BARS & CAFÉS

- EL&N
- Blank Street
- WatchHouse
- The Coach Makers Arms
- The Three Tuns
- The Marylebone
- Hagen
- Half Million Café
- The Monocle Café
- The Parlour
- Claridge's Bar
- Scales Cocktail Bar



FURTHER INFORMATION

For further information or to arrange a viewing,
please contact the sole letting agents:

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The CBRE logo is displayed in a bold, white, sans-serif font.

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