



COLOURWORKS

14 | 16 GREAT PORTLAND STREET W1



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- A rare opportunity to acquire a prominently located self contained office building
- Currently undergoing a comprehensive project to remodel, extend and modernise the retail and office workspace
- Programme scheduled to deliver in Q1 2019
- Scheme will deliver a total of 12, 444 sq ft of offices
- 1,250 sq ft of terraces
- 3 no. showers
- 20 no. lockers
- 20 no. bicycle racks

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LOCATION



COMMUNITY

Historically the artistic and bohemian quarter of London, Fitzrovia is now one of London's most current, dynamic and vibrant districts. With an eclectic mix of office occupiers, bars, restaurants and hotels, Fitzrovia is a truly unique London village. Great Portland Street sits at the very epicentre of this hive of activity. Many occupiers from all walks of life have chosen Fitzrovia as their home.

You will find a diverse retail offering with independent stores with aptitude and flamboyance as well as global high street names. This heterogenous mix extends to restaurants, coffee houses, bars and eateries making it a truly 24/7 location and cement Fitzrovia's reputation as one of London's most desirable places to live and work.

Offices

- 1 Estée Lauder
- 2 Facebook
- 3 BT
- 4 Bakkavor Group
- 5 Volterra Fietta
- 6 BBC
- 7 The Arcadia Group
- 8 Saatchi & Saatchi
- 9 Fremantlemedia & Talkback Thames
- 10 Richmond Capital Partners
- 11 ZenithOptimedia
- 12 Dennis Publishing
- 13 Institute of Diplomacy
- 14 Freud Communications
- 15 Sony DADC UK
- 16 TimeWarner
- 17 CocaCola
- 18 Kuwait Health Office
- 19 Formations House
- 20 Arup

Hotels

- 21 Sanderson
- 22 The Manderville Hotel
- 23 Charlotte Street Hotel
- 24 Rathbone Hotel
- 25 The Langham
- 26 Soho Hotel
- 27 No.5 Maddox Street
- 28 Chandos House
- 29 Courthouse Hotel
- 30 Dean Street Hotel
- 31 The Marylebone Hotel

Retailers

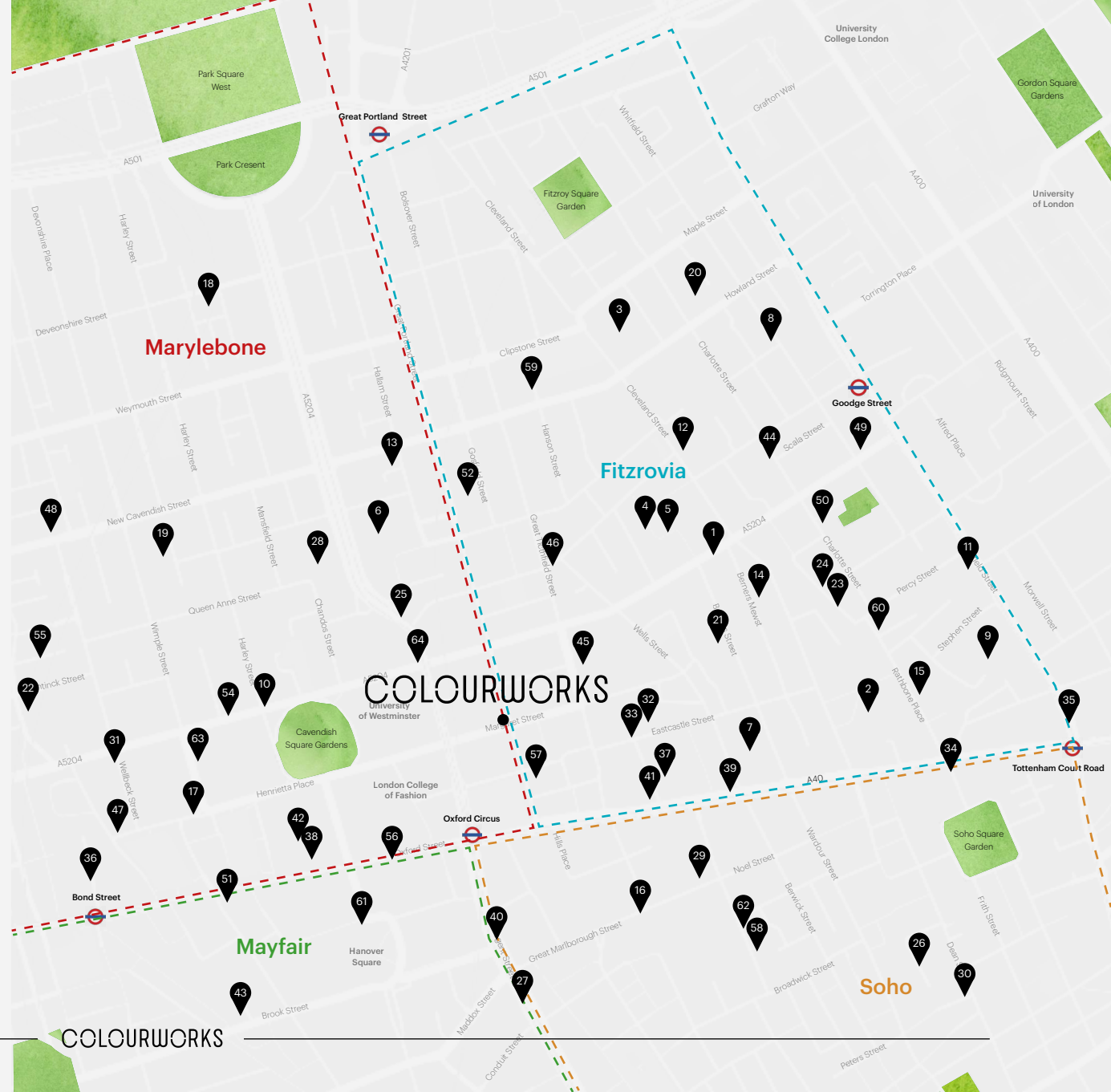
- 32 All Saints
- 33 Reiss
- 34 Zara
- 35 Primark
- 36 Louis Vuitton
- 37 H&M
- 38 Estée Lauder
- 39 New Look
- 40 Apple
- 41 Topshop
- 42 John Lewis
- 43 Paul Smith

Restaurants

- 44 Gaucho
- 45 Hakkasan
- 46 Riding House Café
- 47 Côte Brasserie
- 48 Picture Marylebone
- 49 Tsunami
- 50 Pied à Terre
- 51 Patisserie Valerie
- 52 Picture
- 53 La Gavroche
- 54 2 Veneti
- 55 The Ivy Cafe
- 56 Rossopomodoro

Bars

- 57 London Cocktail Club
- 58 Milk and Honey
- 59 The Lucky Pig
- 60 Bourne and Holligsworth
- 61 Bonds Bar
- 62 Barrio Central
- 63 Be At One
- 64 Artesian Bar
- 65 The Phoenix

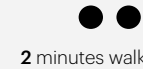
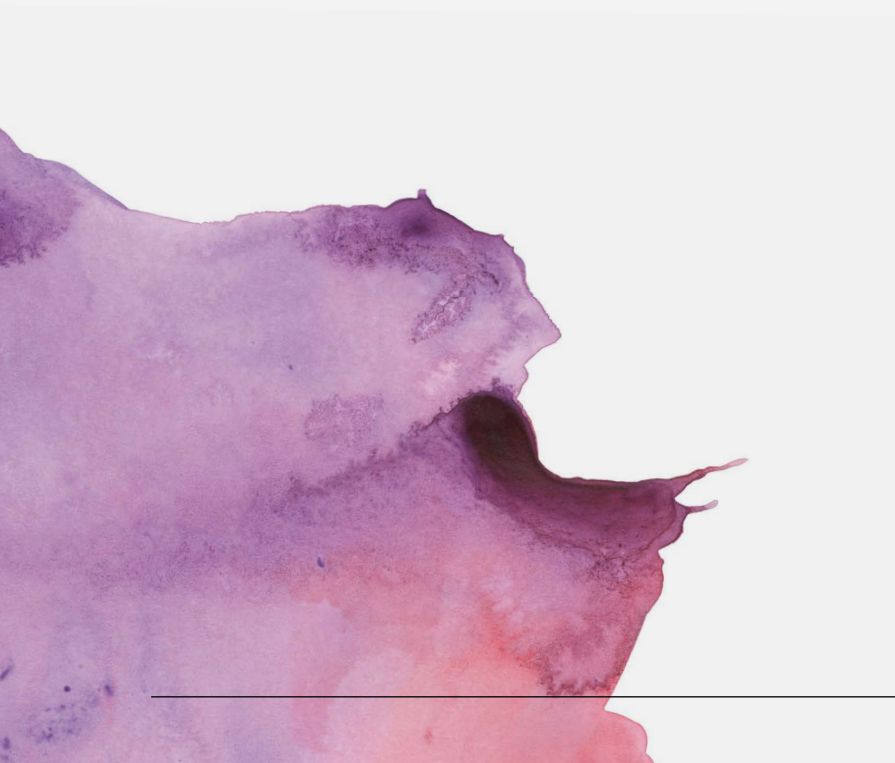


NEIGHBOURS



CONNECTIONS

Public transport links are excellent with Oxford Circus (Victoria, Central and Bakerloo lines), Tottenham Court Road (Northern and Central lines) and Great Portland Street (Circle, Hammersmith & City, Metropolitan) stations are within close proximity. Tottenham Court Road Station will become a Crossrail interchange in 2018 making it one of London's busiest transport hubs. Its implementation has been the catalyst for growth dramatically strengthening the retail pitch east of Oxford Circus attracting significant development and office occupier demand. The western ticket hall will be within 400 metres south east of the property greatly increasing footfall and accessibility across London.



2 minutes walk

Oxford Circus



● ● ● Central, Bakerloo & Victoria



4 minutes walk

Tottenham Court Road

New Dean Street Entrance



● ● Central, Northern and Crossrail (2018)



5 minutes walk

Bond Street

New Hanover Square Entrance



● ● Central, Jubilee and Crossrail (2018)



11 minutes walk

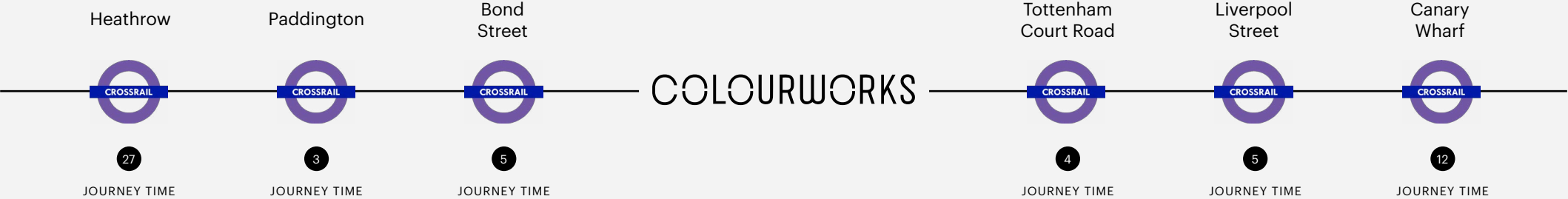
Great Portland Street



● ● ● Circle, Hammersmith & City, Metropolitan

ELIZABETH LINE

The Elizabeth Line is Europe's largest infrastructure project costing approximately £15 billion once completed. Crossrail will increase London's rail based transport network capacity by 10% and dramatically cut journey times across the city with an estimated 200 million people travelling by Crossrail each year. Once opened, roughly a quarter of England's population will be able to reach Oxford Street and Tottenham Court Road Station within 45 minutes amounting to over 13 million people. Crossrail will directly connect all of London's main business centres, linking Heathrow with Paddington, the West End, City and Canary Wharf with up to 24 trains per hour, each carrying 1,500 passengers during peak periods.





FITZROY PLACE



RATHBONE SQUARE W1



SANDERSON HOTEL



NEIGHBOURHOOD



RETAILERS, TOPSHOP



THE LONDON EDITION



OXFORD STREET, REGENT STREET UNDERGROUND



BARS AND RESTAURANTS, MARKET PLACE



RATHBONE SQUARE W1

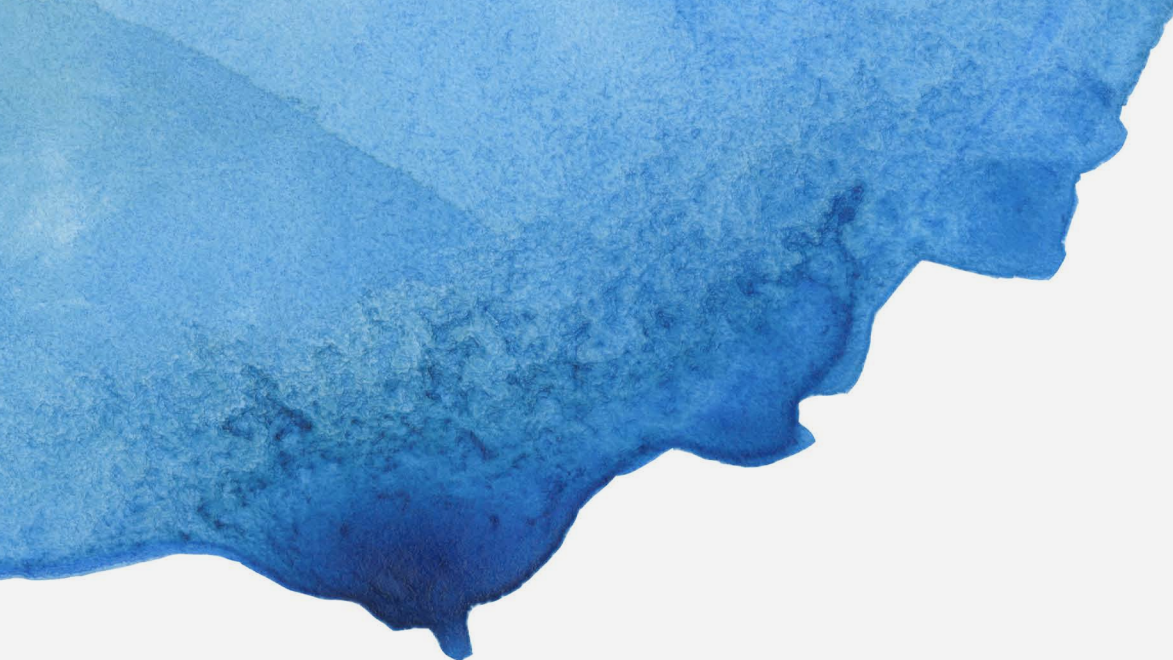


THE LANGHAM HOTEL

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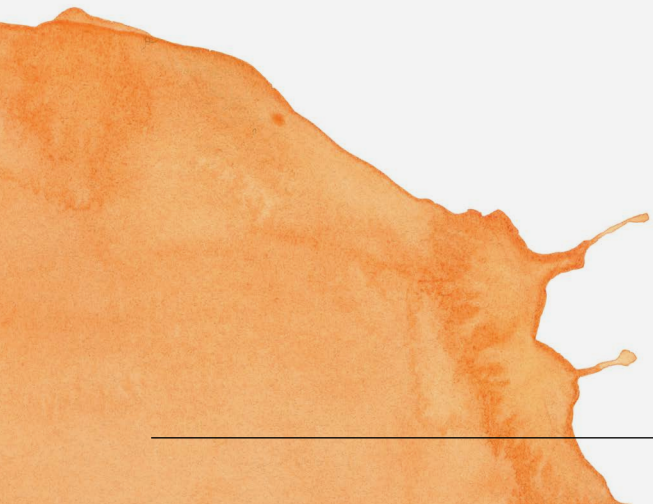


MARKET PLACE W1



THE BUILDING

FIRST IMPRESSIONS



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THE RECEPTION

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VIEW LOOKING TOWARDS MARGARET COURT
SHOWING AN INDICATIVE CAT B FIT OUT



VIEW LOOKING EAST TOWARDS
MARGARET COURT

CONTEMPORARY FINISHES

ELEGANT BLACK METAL FRAME LIGHT FITTINGS TO OFFICE AREAS



HEXAGON TILE FLOORING AND GREEN FEATURE TILE PANELLING

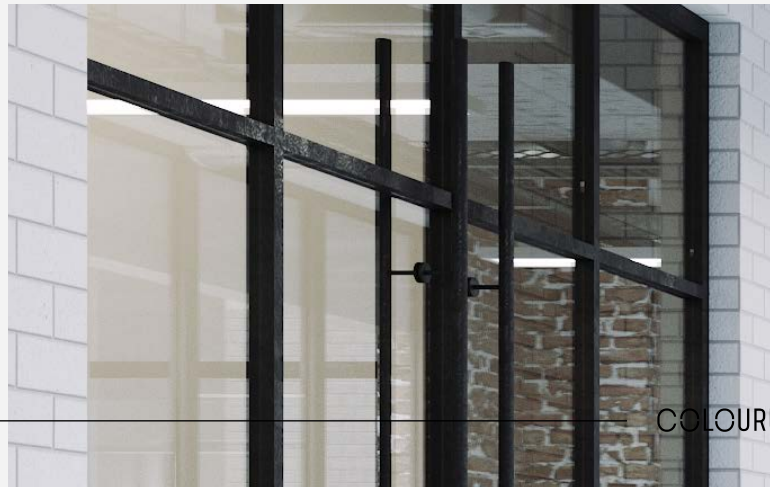
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HIGH QUALITY BRICK EFFECT TILING AROUND CORE AREAS



FEATURE BLACK METAL STAIRCASE AND CONCRETE FLOORING ON GROUND FLOOR



BLACK CRITTAL STYLE DOUBLE DOORS



FOURTH FLOOR ROOF TERRACE



AREA SCHEDULE & FLOOR PLANS

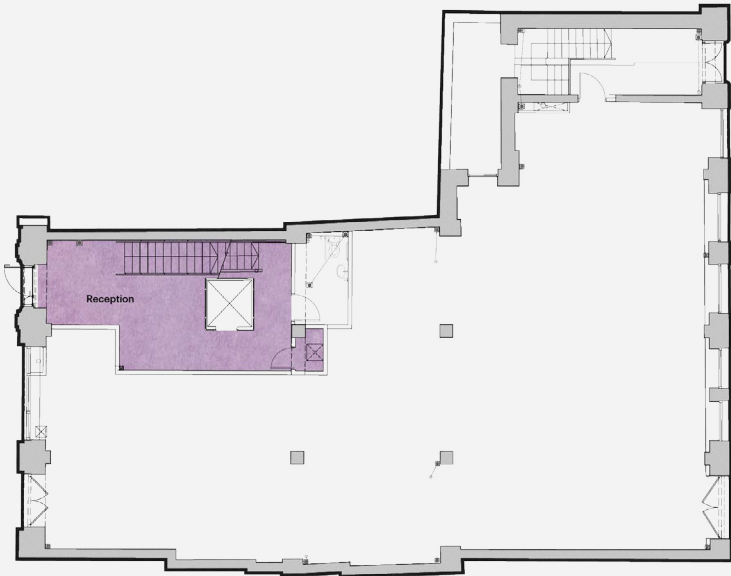
AREA SCHEDULE

Floor	Use	Size sqm	sqft
Fifth	Office	89	958
Fourth	Office	212	2282
Third	Office	271	2917
Second	Office	286	3079
First	Office	298	3208
Ground	Retail	323	3477
Lower Ground	Retail	380	4090
Total		1,859	20,010



GROUND FLOOR

Office Reception



FIRST FLOOR

Office Space - 3208 sqft



SECOND FLOOR

Office Space - 3079 sqft



THIRD FLOOR

Office Square - 2917 sqft



FOURTH FLOOR

Office Space - 2282 sqft



FIFTH FLOOR

Office Space - 958 sqft



SPECIFICATION

Overview

- 5 floors of high quality office accommodation above café and restaurant space.
- All newly refurbished to modern office standards.
- New feature staircase and lift in entrance lobby.
- Internal cycle parking, showers and changing facilities.
- Roof terraces and step-out areas at all levels with larger terraces at fourth and fifth floor level.
- Original building features complemented by contemporary aesthetic.
- Raised access floors on all floor levels (not all areas on each floor)

Comfort Cooling

- Comfort cooling provided on all floors (VRF) with individual zone control.
- Capacity based on office standard of 1 person / 10 m2.
- Exposed ducting and units in metal finish.

Reception

- No manned reception at ground floor but space available for lectern style receptionist.
- Host base painted brickwork feature wall.

Terraces

- Number of terraces at various levels.
- Individual terraces at first, second, third and fourth floors.
- Communal terrace at fifth floor level.
- High quality composite timber effect decking (non slip) at first, fourth and fifth floor level.

Staircases & Lobbies

- New metal feature stair at ground floor adjacent to feature brick wall.
- Original timber stairs retained on upper floors and refinished with high quality Bolon carpet.
- Bolon carpet in lift lobbies on upper floors.
- Black frame crittal style double doors to office areas on each floor.

Showers

- 3 no. showers with individual changing areas and hand wash basin.
- 1200 x 900mm shower trays with glass screen.
- Fully tiled walls.
- Separate WC.
- Drying area and lockers (20 no).

Finishes

- Concrete effect tile on ground floor.
- Feature black metal staircase at ground floor.
- Bolon carpet on stairs and lift lobbies above ground.
- Fully tiled WCs with white WC suite and traditional style fittings and fixings.
- Hexagon tile flooring and green feature tile panelling.
- White plastered walls and ceilings generally. Exposed brick feature walls in specific locations.
- High quality brick effect tiling around core area (office side) and WC lobbies (office side).
- New aluminium frame windows and curtain walling throughout.
- Black frame Crittal style doors to stair lobby and WC areas on all floors.
- Exposed services throughout in natural silver finish.
- Elegant black metal frame light fittings to office areas.

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