

THREWAYS
HOUSE



40-44 Clipstone St, London W1W 5DW

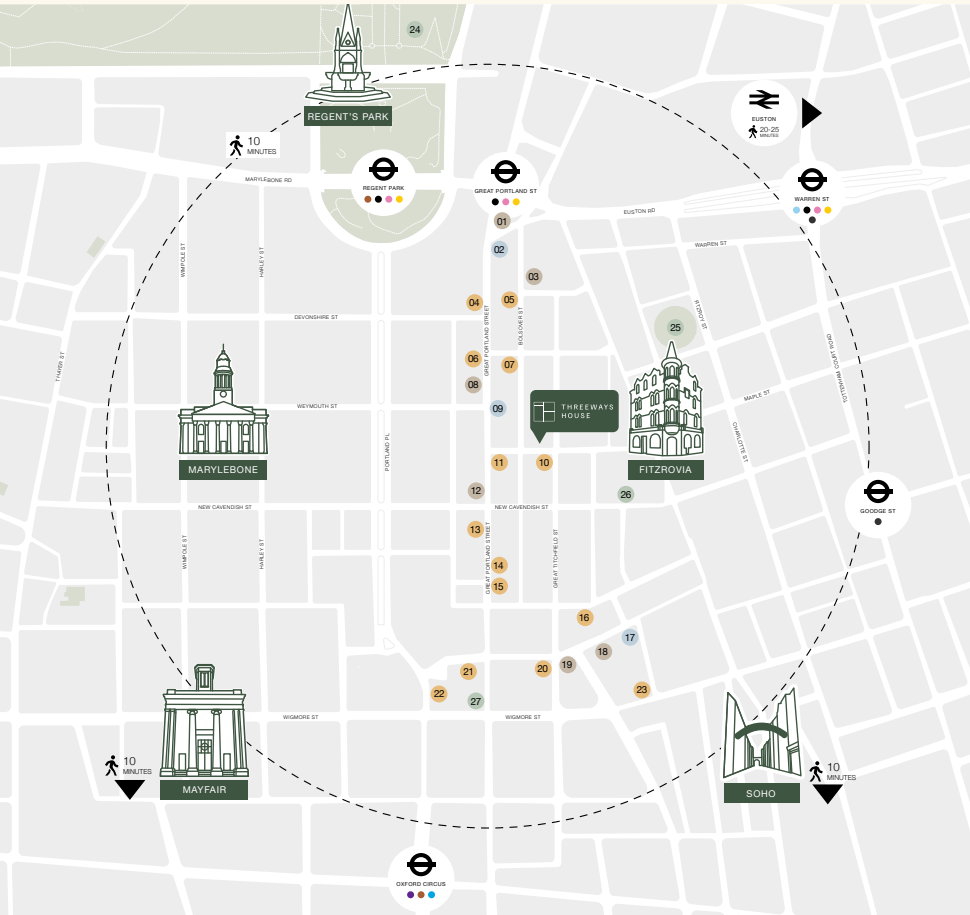
PART OF *fitzroviaco*



WELCOME TO GREAT PORTLAND STREET

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.



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

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



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



AVAILABILITY

5TH FLOOR
2,937 sqft | 30 DESKS

2ND FLOOR
2,905 sqft | 30 DESKS



TIMELESS ARCHITECTURE, CONTEMPORARY



Fully Fitted Office Suites



Great Connectivity



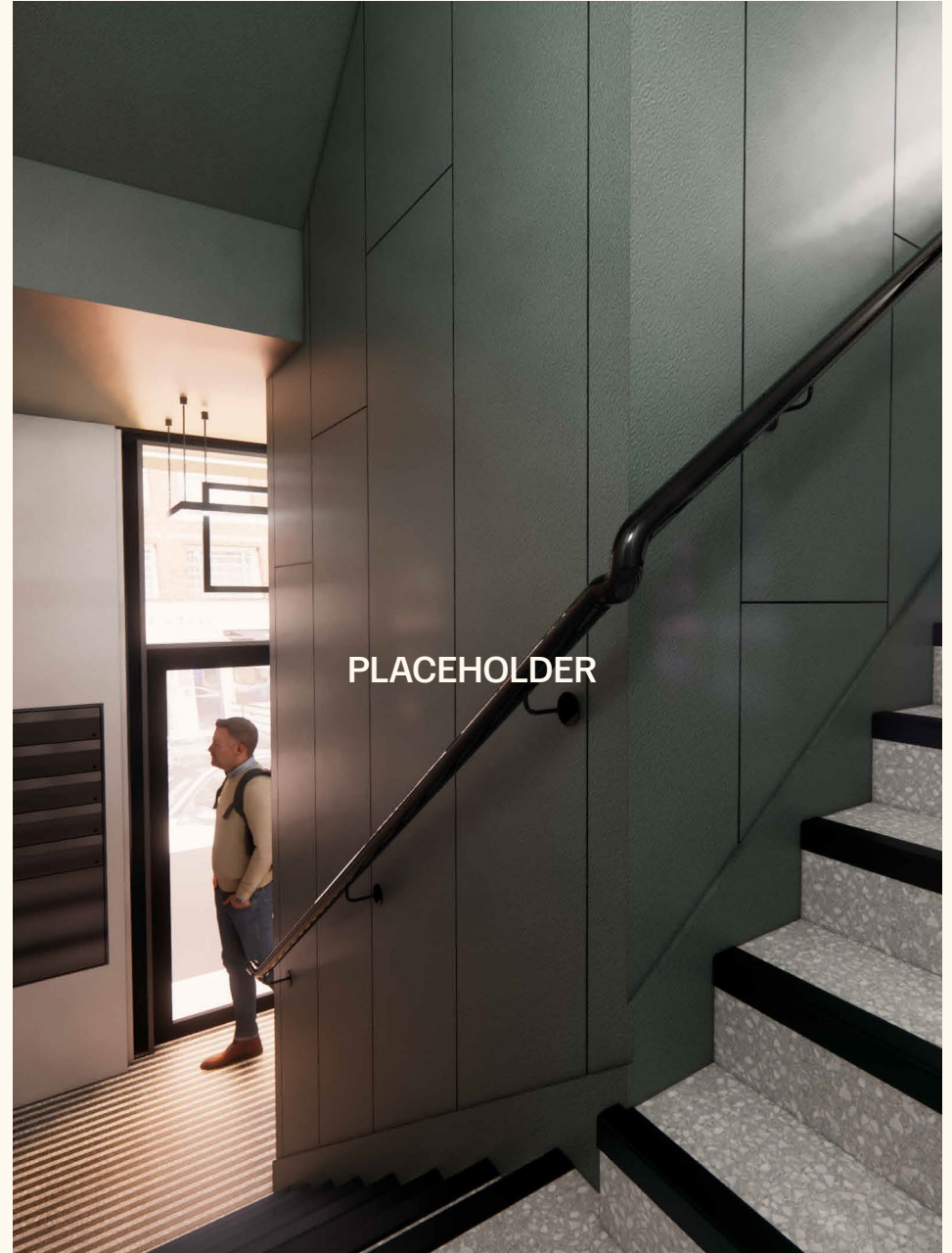
Own Front Door

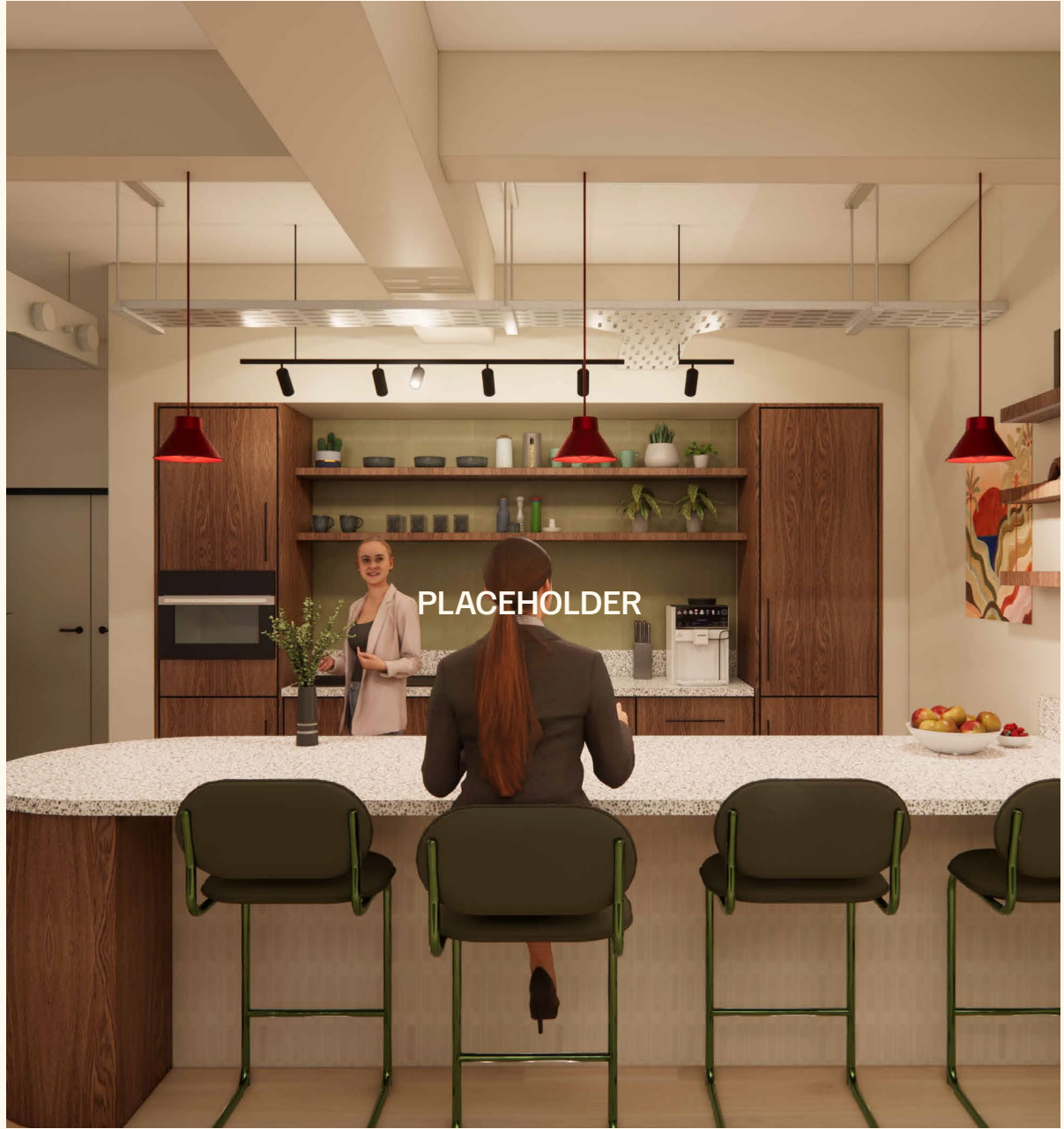


Original Architectural Features



Sustainability Focus







SPACE AVAILABLE.

SECOND FLOOR WEST



WORKSTATIONS

30 Fixed Workstations



MEETING

1-1 Meeting /Focus
2 x 5-Person Meeting
1 x 8-Person Meeting
1 x 10-Person Meeting



BREAKOUT

Welcome Lounge
Kitchen with 8-Person Island
1-1 Meeting /Focus



AMENITY

Suite Accessed WCs
High Speed WiFi

FIFTH FLOOR WEST



WORKSTATIONS

30 Fixed Workstations



MEETING

1-1 Meeting /Focus
1 x 6-Person Meeting
1 x 8-Person Meeting
1 x 10-Person Meeting



BREAKOUT

Welcome Lounge
Kitchen with 8-Person Island



AMENITY

Suite Accessed WCs
High Speed WiFi

SUITE 2.1 - SPECIFICATION

NIA 270 sqm / 2,905 sqft

EPC
*Targeted



SUITE 5.1 - SPECIFICATION

NIA 273 sqm / 2,937 sqft

EPC
*Targeted



RENT
POA

TOTAL OUTGOINGS
POA

RATES
POA

FIBRE
FULLY CONNECTED
PLUG AND PLAY

SERVICE CHARGE
POA

EPC
TARGET B+

PART OF
*fitzrovia*co

MANAGED BY

Oval

BRAND BY

kin

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