

Over 12,500 sq ft of retail and leisure opportunity

www.1-4regenthouse.co.uk

VISIT WEBSITE



1-4 REGENT HOUSE

LONDON W1

NOW OPEN
UNIT 3
UNDER OFFER



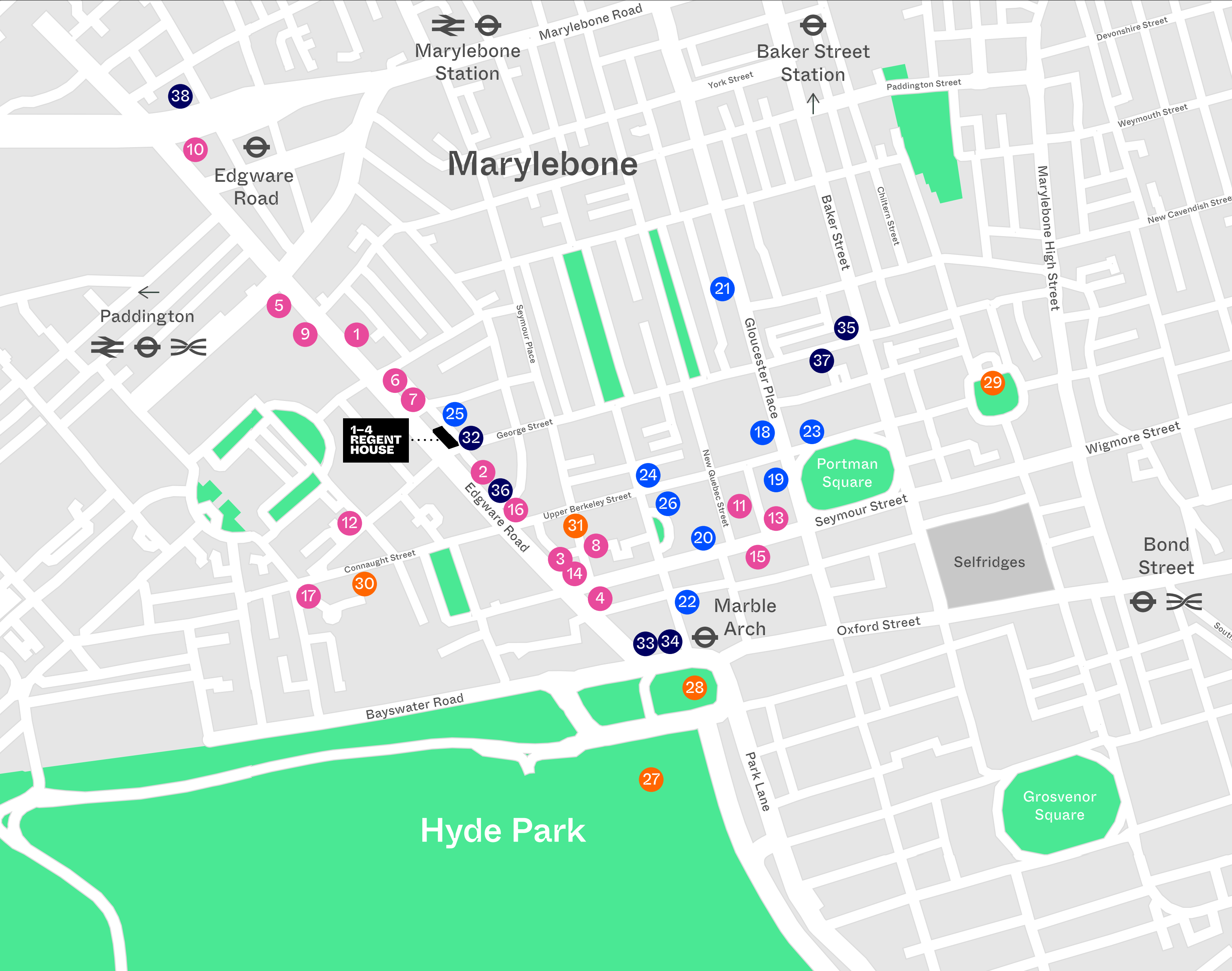
ENQUIRIES

REALISE
RENEW
REIMAGINE
RECREATE
REDEFINE
REFRESH
REGENT
HOUSE
LONDON W1

1-4 Regent House is a flagship mixed use development comprising offices, residential and four prime retail units configured over ground and basement floors with minimum floor to ceiling heights of over four metres.



 within 10 minutes walk



Over £215m annual spend within a 10 minute catchment of Edgware Road. Annual footfall outside the parade counted at 5.2m – 2021 Business Improvement District study.

Retail and Restaurants

- 1 Waitrose
- 2 Tesco
- 3 Paul
- 4 Pret A Manger
- 5 Boots
- 6 Rymans
- 7 Amorino
- 8 GAIL'S
- 9 Holland & Barrett
- 10 M&S
- 11 The Grazing Goat
- 12 Kurabuta
- 13 Locanda Locatelli
- 14 The Italian Greyhound
- 15 KOL
- 16 Creams Café
- 17 Saint Aymes

Hotels and Clubs

- 18 Nobu London Portman Square
- 19 Hyatt Regency London - The Churchill
- 20 The Zetter Townhouse
- 21 Z at Gloucester Place
- 22 The Cumberland
- 23 Home House
- 24 Home Grown
- 25 Marriott Marble Arch
- 26 The Montcalm

Attractions

- 27 Hyde Park
- 28 Marble Arch
- 29 The Wallace Collection
- 30 Connaught Village
- 31 Seymour Place

Local Projects

- 32 136 George Street
45,500 sq ft of offices let to Smart Pension Ltd.
- 33 5-9 Marble Arch
95,000 sq ft offices pre-let to Bridgepoint Ltd, a 128,500 sq ft residential tower, 16,000 sq ft of retail and large event space. Completed 2022.
- 34 1-4 Marble Arch
50,000 sq ft of Grade A offices above a flagship retail store of 23,000 sq ft. Expected 2022.
- 35 19-35 Baker Street
297,000 sq ft mixed-use scheme comprising 217,000 sq ft of offices. Expected 2025.
- 36 Garfield House
120,000 sq ft site to provide offices, retail and leisure use. Expected 2027.
- 37 67-69 George Street and 22-25 Portman Close
60,000 sq ft development site expected to deliver Grade A offices and retail over 2029.
- 38 West End Gate
850 new homes being developed by Berkeley Homes. Completed 2021.

1
UNIT

2
UNIT

3
UNIT

4
UNIT

Ground Floor

1,510 SQ FT

140 SQ M

Basement

1,658 SQ FT

154 SQ M

Gross Internal Area

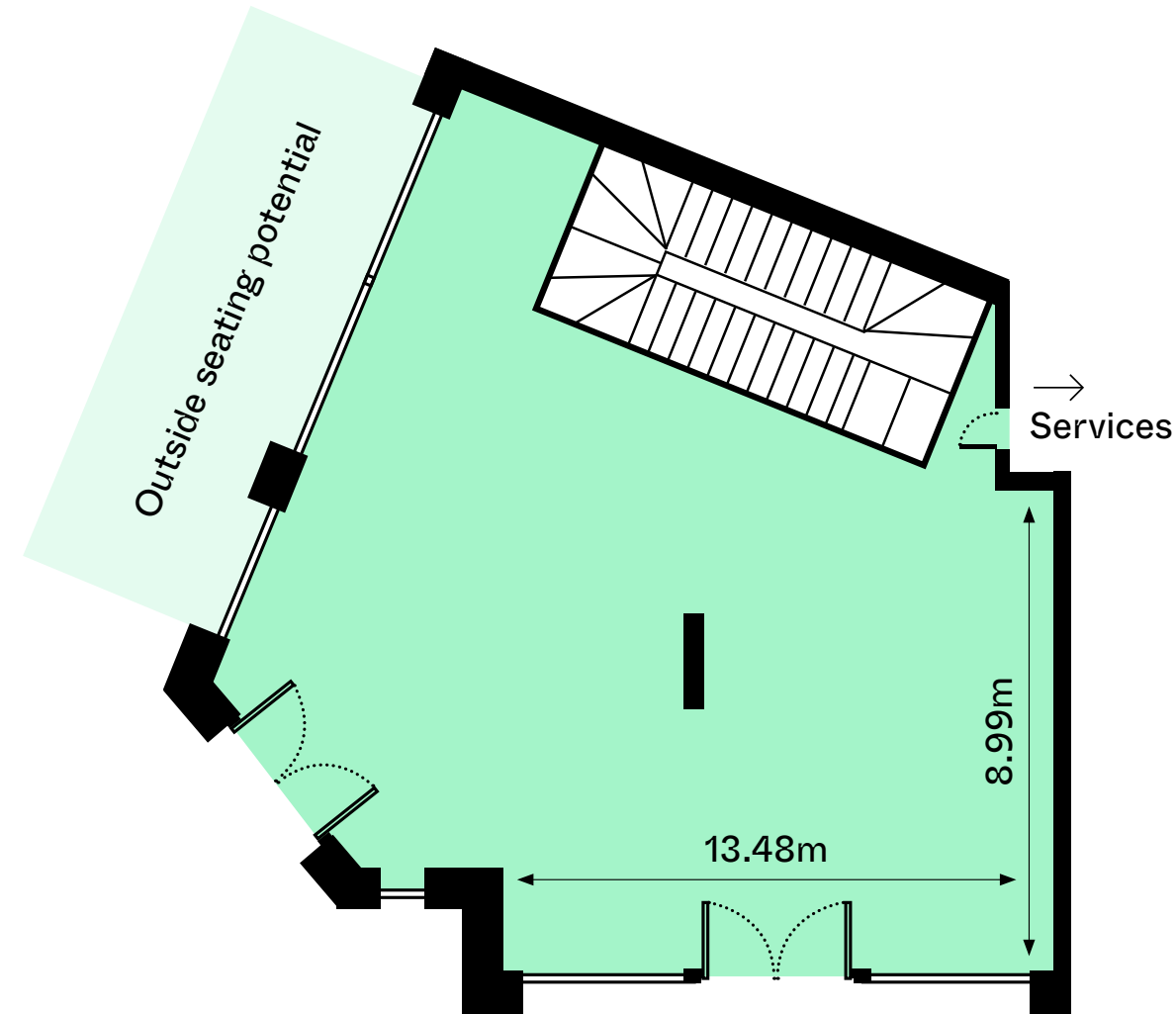
3,168 SQ FT

294 SQ M

UNIT

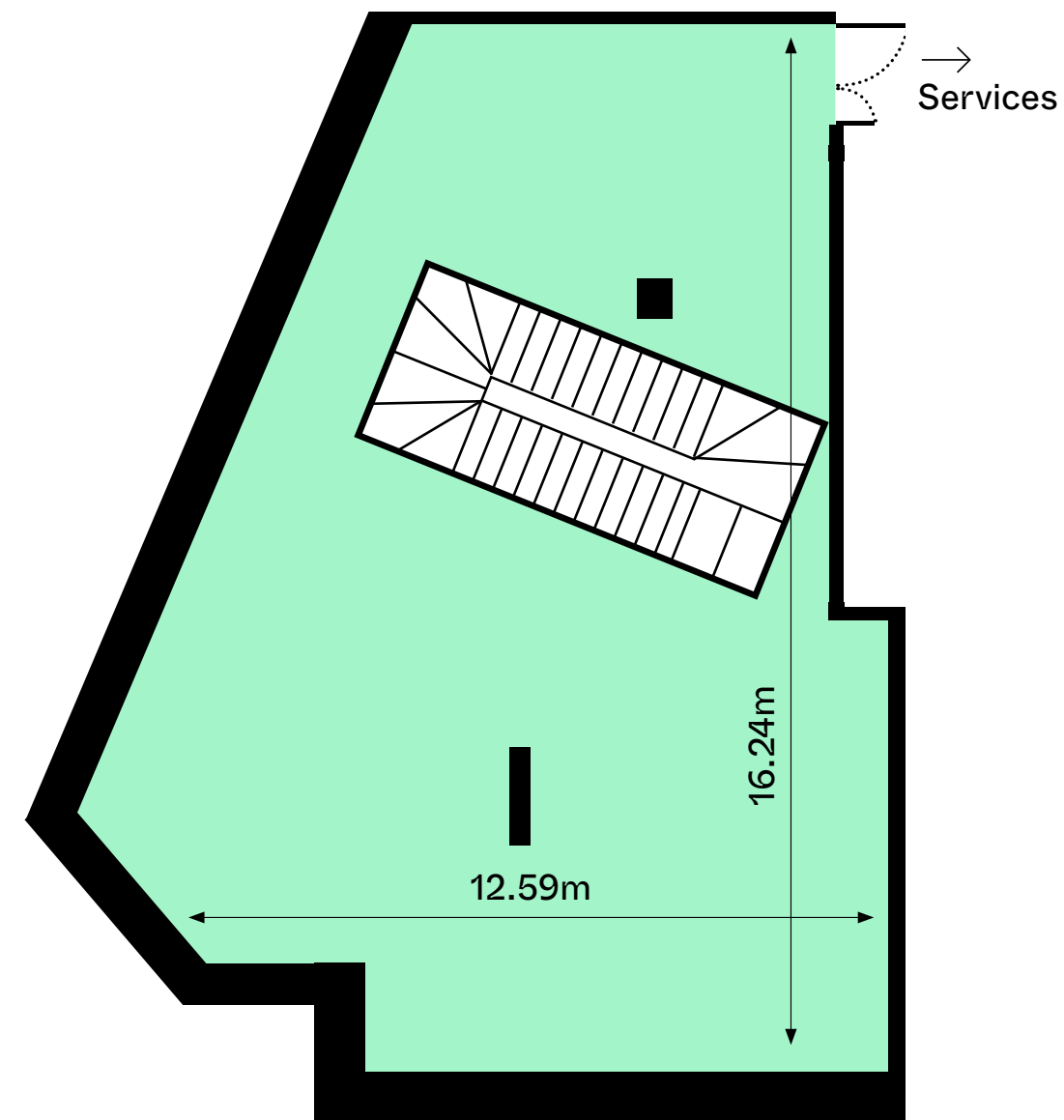
Ground Floor

1,510 SQ FT / 140 SQ M



Basement

1,658 SQ FT / 154 SQ M



Staircases shown are indicative



Rent

On application.

Term

A new lease, for a term to be agreed, to be contracted outside the Landlord & Tenant 1954 Act and subject to 5 yearly upward only rent reviews.

Specification

The unit will be handed over in a shell and core condition with capped off services and the benefit of a glazed shopfront. Full specification is detailed in the retail services.

- Ground floor and basement floor to ceiling heights over 4m
- Provision for outdoor seating fronting the square of Nutford Place subject to planning permission
- Power supply 68.42 kVA
- EPC rating A
- Fitted BT fibre broadband.

Ground Floor

1,197 SQ FT

111 SQ M

Basement

1,105 SQ FT

103 SQ M

Gross Internal Area

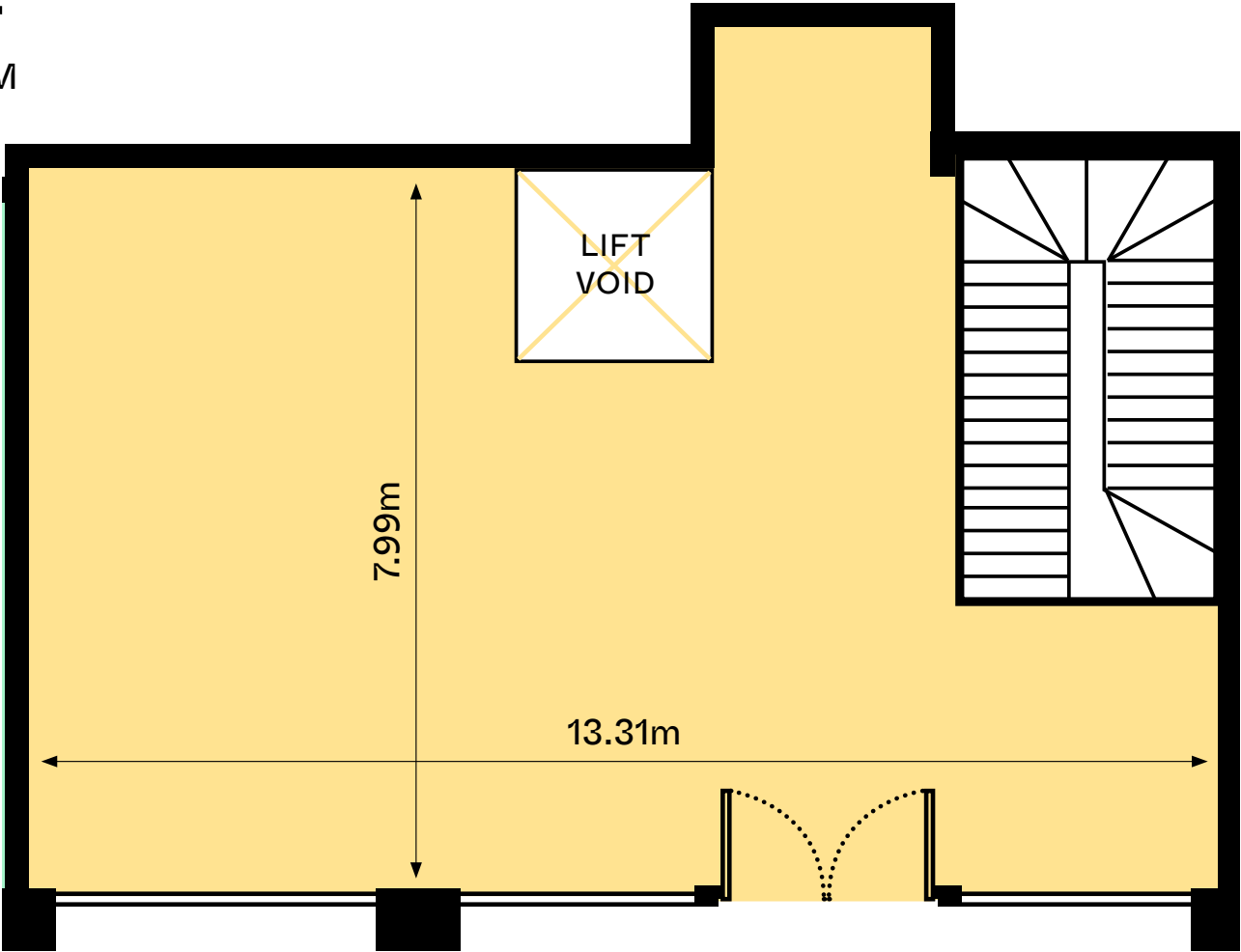
2,302 SQ FT

214 SQ M

2 UNIT

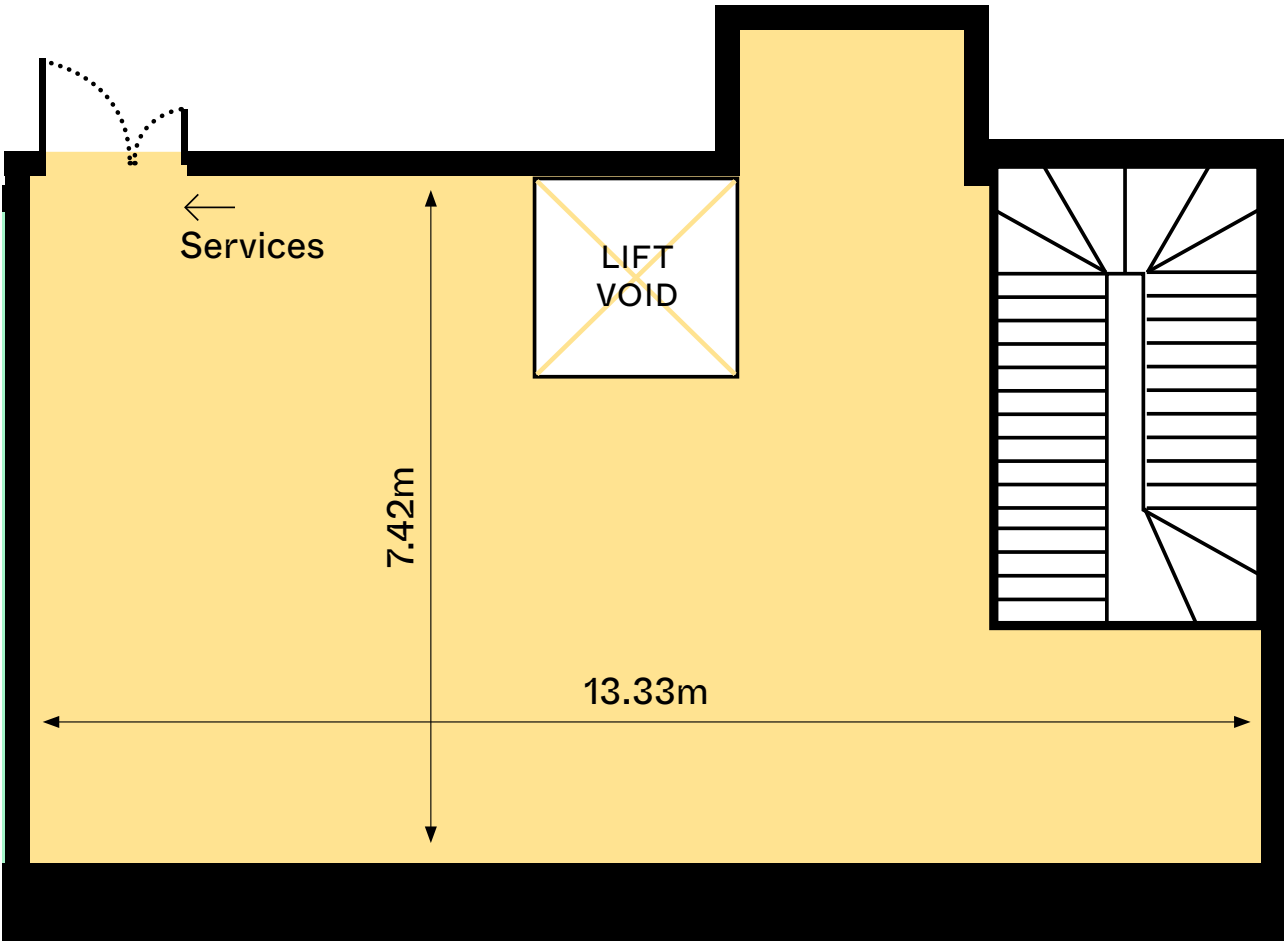
Ground Floor

1,197 SQ FT / 111 SQ M



Basement

1,105 SQ FT / 103 SQ M



Staircases shown are indicative



Rent

On application.

Term

A new lease, for a term to be agreed, to be contracted outside the Landlord & Tenant 1954 Act and subject to 5 yearly upward only rent reviews.

Specification

The unit will be handed over as a shell and core complete with capped off services for the benefit of a glass fronted unit. Full specification to be provided in the retail schedule.

- Ground floor floor to ceiling over 4m

- Power

- Water

NOW OPEN



Ground Floor

2,592 SQ FT

241 SQ M

Basement

1,766 SQ FT

164 SQ M

Gross Internal Area

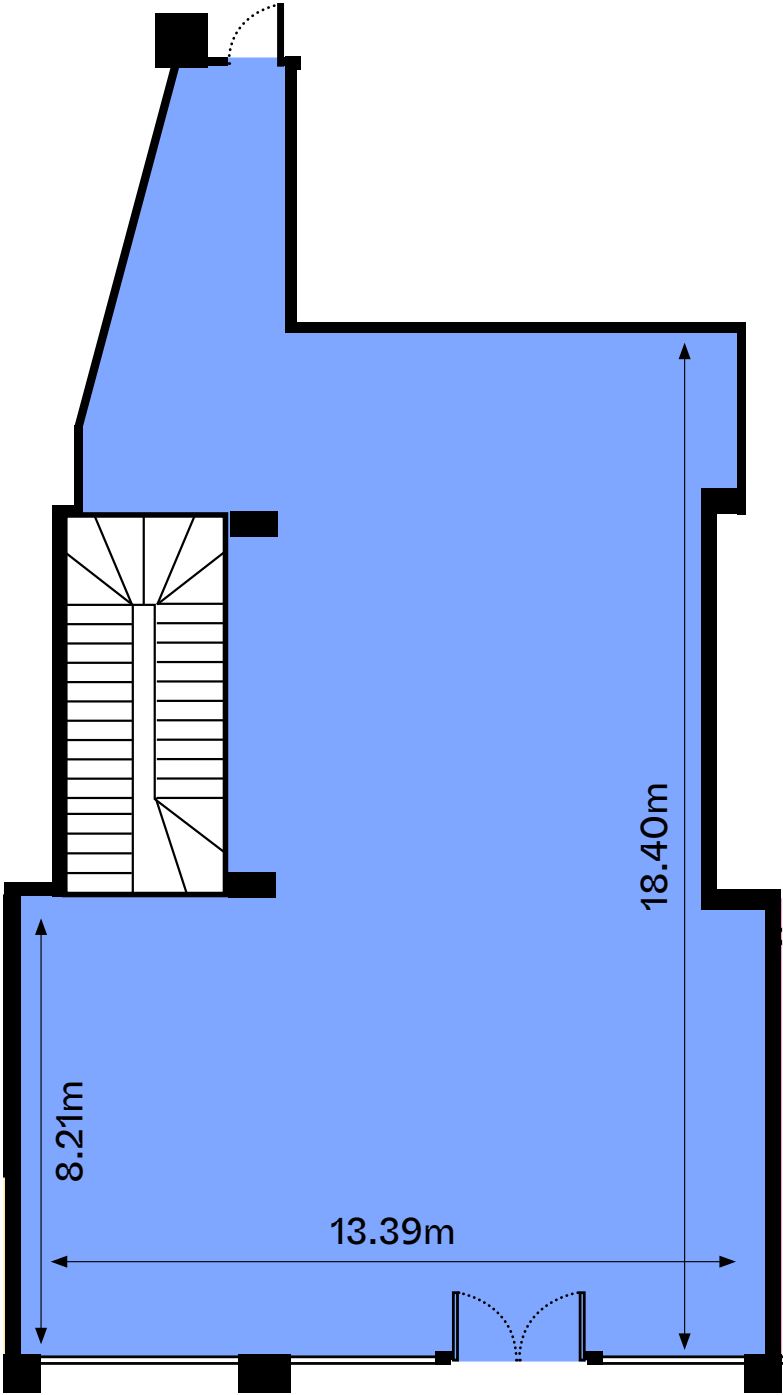
4,358 SQ FT

405 SQ M

3
UNIT

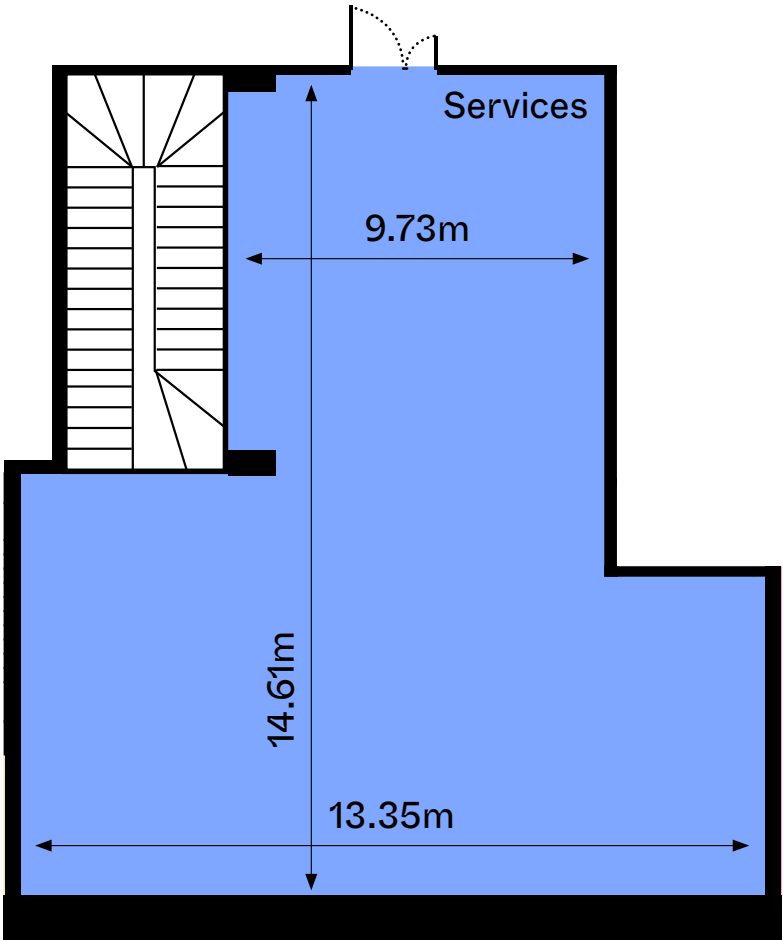
Ground Floor

2,592 SQ FT / 241 SQ M



Basement

1,766 SQ FT / 164 SQ M



Staircases shown are indicative



Rent

On application.

Term

A new lease, for a term to be agreed, to be contracted outside the Landlord & Tenant 1954 Act and subject to 5 yearly upward only rent reviews.

Specification

The unit will be handed over as a shell and core complete with capped off services for the benefit of a glass frontage. Full specification to be provided in the rent schedule.

- Ground floor floor to ceiling over 4m

- Power

- Water

UNDER OFFER

Ground Floor

1,418 SQ FT

132 SQ M

Basement

1,311 SQ FT

122 SQ M

Gross Internal Area

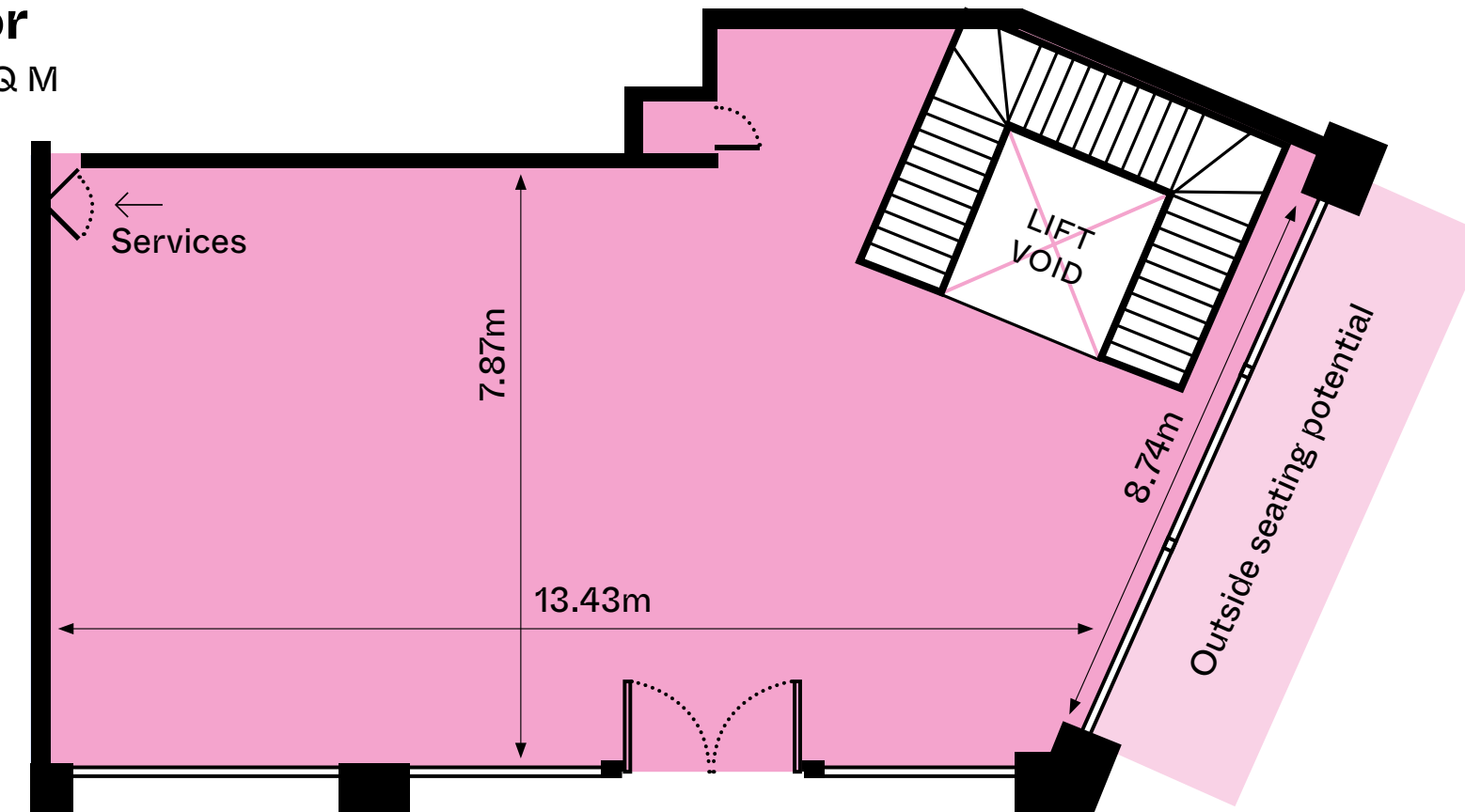
2,729 SQ FT

254 SQ M

4
UNIT

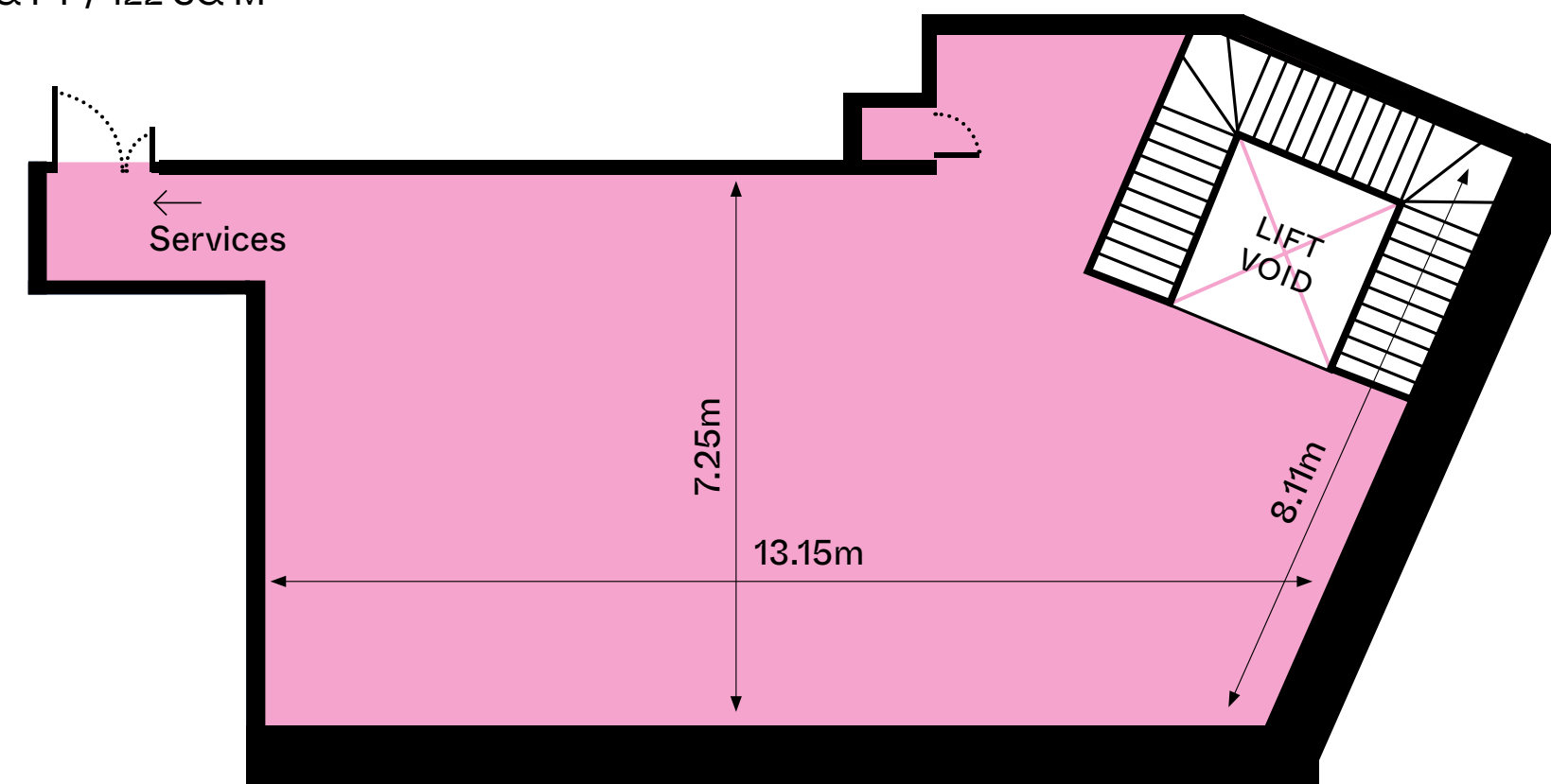
Ground Floor

1,418 SQ FT / 132 SQ M



Basement

1,311 SQ FT / 122 SQ M



Staircases shown are indicative



Rent

On application.

Term

A new lease, for a term to be agreed, to be contracted outside the Landlord & Tenant 1954 Act and subject to 5 yearly upward only rent reviews.

Specification

The unit will be handed over in a shell and core condition with capped off services and the benefit of a glazed shopfront. Full specification is detailed in the retail services.

- Ground floor and basement floor to ceiling heights over 4m
- Provision for outdoor seating on George Street subject to planning permission
- Power supply 58.94 kVA
- EPC rating A
- Fitted BT fibre broadband.

1-4 REGENT HOUSE

LONDON W1

[VISIT WEBSITE](#)

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