

Press Release



29 September 2025

GPE secures planning for Fully Managed scheme at Gresse Street, W1

Great Portland Estates plc (GPE) has today announced that Westminster Council has resolved to grant planning permission for the high-quality refurbishment of 15 Gresse Street and 12/13 Rathbone Place, W1 as part of its Fully Managed offering.

Located in the heart of Fitzrovia, less than 200 metres from the Elizabeth line station at Tottenham Court Road, the scheme will provide 43,000 sq ft of premium Fully Managed workspace across five floors. Designed by dMFK Architects, proposals include the retention and refurbishment of the existing buildings together with small extensions to the rear upper floors to create practical, user-friendly floorplates and a larger communal terrace for office customers.

Works are due to start early 2026, with completion targeted for early 2027.

Trevor Phyto, Senior Development Manager at GPE commented: “We are thrilled to have secured Westminster Council’s resolution to grant planning permission for this project, enabling us to bring new life to this building, enhancing and elevating it for a new chapter in its history. We are excited to be delivering a best-in-class office in this prime location, and further our strengthening Fully Managed portfolio.”

Ben Knight, Director at dMFK added: “15 Gresse Street has a rich 90-year history shaped by its legacy in manufacturing and fashion design. Our proposals honour this heritage by reimagining this tired yet characterful building into a stylish, comfortable, and sociable modern workplace.”

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LEI Number: 213800JMEDD2Q4N1MC42