



THE LANGHAM ESTATE

# AVAILABILITY LIST FEBRUARY 2012

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NB: Please note that introductory **fees are available** on the usual understanding

 **Langham Estate Management Limited**, London House, 9a Margaret Street, London W1W 8RJ  
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### Available Properties To Let February 2012

#### CLIPSTONE STREET, LONDON W1

Property/Address	Floor	Sq Ft	M <sup>2</sup>	Rent PA (psf)	Status
Threeways House, 40-44 Clipstone Street	3 <sup>rd</sup> Floor	5,340	496.10	£200,250 (£37.50)	Under Offer
	1 <sup>st</sup> Floor (East)	2,350	218.32	£88,125 (£37.50)	Under Offer
	Basement(East)	3,130	290.78	£68,860 (£22)	

#### DEVONSHIRE STREET, LONDON W1

Property/Address	Floor	Sq Ft	M <sup>2</sup>	Rent PA (psf)	Status
Devonshire House, 1 Devonshire Street	6 <sup>th</sup> Floor	1,865	173.26	£65,275 (£35)	

#### EASTCASTLE STREET, LONDON W1

Property/Address	Floor	Sq Ft	M <sup>2</sup>	Rent PA (psf)	Status
Princess House, 50-60 Eastcastle Street	Suite 340(3 <sup>rd</sup> )	700	65.03	£24,500 (£35)	Available March
	Suite 335/390(3 <sup>rd</sup> )	935	86.86	£32,725 (£35)	Available March
	Suite 325(3 <sup>rd</sup> )	365	33.90	£12,775 (£35)	
22-25 Eastcastle Street	2 <sup>nd</sup> Floor (West)	2,240	208.10	£88,480 (£39.50)	NEW INSTRUCTION
	2 <sup>nd</sup> Floor (East)	1,150	106.83	£40,250 (£35)	NEW INSTRUCTION
	1 <sup>st</sup> Floor(East)	1,050	97.54	£39,375 (£37.50)	NEW INSTRUCTION



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#### GREAT PORTLAND STREET, LONDON W1

Property/Address	Floor	Sq Ft	M <sup>2</sup>	Rent PA	(psf)	Status
Portland House, 4 Great Portland Street	6 <sup>th</sup> Floor (East)	1,070	99.40	£37,450	(£35)	
20 Great Portland Street	2 <sup>nd</sup> Floor (rear)	310	28.79	£10,850	(£35)	<b>NEW INSTRUCTION</b>
	1 <sup>st</sup> Floor (rear)	310	28.79	£10,850	(£35)	<b>NEW INSTRUCTION</b>
	Basement	1,330	123.56	£29,925	(£22.50)	
50 Great Portland Street	5 <sup>th</sup> Floor	300	27.87	£10,500	(£35)	<b>NEW INSTRUCTION</b>
	4 <sup>th</sup> Floor	310	28.79	£10,850	(£35)	<b>Under Offer</b>
	3 <sup>rd</sup> Floor	300	27.87	£10,500	(£35)	<b>NEW INSTRUCTION</b>
	1 <sup>st</sup> Floor	540	50.16	£18,900	(£35)	<b>NEW INSTRUCTION</b>
51 Great Portland Street	3 <sup>rd</sup> Floor	325	30.19	£11,375	(£35)	<b>NEW INSTRUCTION</b>
76 Great Portland Street	4 <sup>th</sup> Floor	280	26.01			
	3 <sup>rd</sup> Floor	515	57.84			
	2 <sup>nd</sup> Floor	485	45.05			
	1 <sup>st</sup> Floor	485	45.05			
	<b>TOTAL</b>	<b>1,765</b>	<b>173.95</b>	<b>£61,775</b>	(£35)	
107-109 Great Portland Street	3 <sup>rd</sup> Floor(South)	810	75.25	£28,350	(£35)	<b>Available March</b>
	2 <sup>nd</sup> Floor	1,275	118.45	£42,712	(£35)	<b>Available March</b>
Northumberland House, 155-157 Great Portland Street	1 <sup>st</sup> Floor	1,910	177.44	£66,850	(£35)	<b>Under Offer</b>
Tennyson House, 159-165 Great Portland Street	5 <sup>th</sup> Floor(North)	1,610	149.57	£56,350	(£35)	
167-169 Great Portland Street	6 <sup>th</sup> Floor	1,100	102.19	£40,150	(£36.50)	<b>Available Mid-March</b>
	5 <sup>th</sup> Floor	1,330	123.56	£48,545	(£36.50)	
	4 <sup>th</sup> Floor	1,480	137.49	£54,020	(£36.50)	<b>NEW INSTRUCTION</b>
	1 <sup>st</sup> Floor	1,350	125.41	£50,625	(£37.50)	<b>NEW INSTRUCTION</b>



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#### GREAT PORTLAND STREET CONTINUED

Property/Address	Floor	Sq Ft	M <sup>2</sup>	Rent PA (psf)	Status
Devon House 171-177 Great Portland Street	2 <sup>nd</sup> Floor	2,470	229.47	£92,625 (£37.50)	Under Offer
	1 <sup>st</sup> Floor (South)	1,120	104.05	£42,000 (£37.50)	Under Offer

#### GREAT TITCHFIELD STREET, LONDON W1

Property/Address	Floor	Sq Ft	M <sup>2</sup>	Rent PA (psf)	Status
Moray House, 23/31 Great Titchfield Street	Lower Ground	2,700	250.81	£67,500 (£25)	Under Offer

#### LITTLE PORTLAND STREET, LONDON W1

Property/Address	Floor	Sq Ft	M <sup>2</sup>	Rent PA (psf)	Status
3/4a Little Portland Street	1st Floor	3550	329.77		
	Ground Storage	150	13.93		
	<b>TOTAL</b>	<b>3,700</b>	<b>343.93</b>	£139,125 (£37.50)	Under Offer



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#### MARGARET STREET, LONDON W1

Property/Address	Floor	Sq Ft	M <sup>2</sup>	Rent PA (psf)	Status
15/16 Margaret Street	5 <sup>th</sup> Floor 1 <sup>st</sup> Floor	810 720	75.25 66.89	£31,185 (£38.50) £27,720 (£38.50)	Available Mid-March NEW INSTRUCTION
17/18 Margaret Street	4 <sup>th</sup> Floor(West) 1 <sup>st</sup> Floor	655 1,860	60.85 172.79	£23,908 (£36.50) £67,890 (£36.50)	NEW INSTRUCTION Recently Refurbished
20 Margaret Street	5 <sup>th</sup> Floor 1 <sup>st</sup> Floor	750 810	69.67 75.25	£28,875 (£38.50) £31,185 (£38.50)	Under Offer NEW INSTRUCTION
Highlight House, 57 Margaret Street	4 <sup>th</sup> Floor	1,345	124.95	£47,075 (£35)	Available March
63/64 Margaret Street	3 <sup>rd</sup> Floor (West)	640	59.45	£24,320 (£38)	NEW INSTRUCTION
65 Margaret Street	3 <sup>rd</sup> Floor	350	32.51	£13,300 (£38)	NEW INSTRUCTION
Kenilworth House 79/80 Margaret Street	5 <sup>th</sup> Floor (West)	455	42.26	£16,610 (£36.50)	Under Offer

#### MORTIMER STREET, LONDON W1

Property/Address	Floor	Sq Ft	M <sup>2</sup>	Rent PA (psf)	Status
Radiant House, 34-38 Mortimer Street	1 <sup>st</sup> Floor	1,225	113.80	£45,937 (£37.50)	
73-75 Mortimer Street	Suite 3.5 (3 <sup>rd</sup> )	1,375	127.74	£48,125 (£35)	Under Offer



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#### GROUND FLOOR SHOWROOMS

Property/Address	Floor	Sq Ft	M <sup>2</sup>	Rent PA	Status
Great Titchfield House, 14-18 Great Titchfield	Ground &	1,000	92.90	<b>£71,750</b>	
	Basement(N)	1,300	120.77		
	<b>TOTAL</b>	<b>2,300</b>	<b>213.67</b>		
111 Great Portland Street	Ground	850	78.96	<b>£32,110</b>	
64 Margaret Street	Ground &	885	82.21	<b>£67,312</b>	
	Basement	1,320	122.62		
	<b>TOTAL</b>	2,205	204.83		
3-4a Little Portland Street	Ground (West)	890	82.68	<b>£35,600</b>	Available separately or as a whole
	Ground (Centre)	1,450	134.70	<b>£58,000</b>	

#### A1/A3 Use

Property/Address	Floor	Sq Ft	M <sup>2</sup>	Rent PA	Status
158 Oxford Street	Ground	1,595	148.18	On Application	Under Offer
	Storage	385	35.76		
160 Oxford Street	Ground	1,280	118.91	On Application	Under Offer
162 Oxford Street	Ground	1,416	131.56	On Application	A1 Use
	Basement Sales	830	77.10		
	Storage	415	38.55		
4 Market Place	Basement	700	65.03	£28,500	A3 Use



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#### RESIDENTIAL

	<b>Property/Address</b>	<b>Information</b>
	39 Great Portland Street, London W1	<b>3 Bed, 3 Bath Luxury Duplex Apartment with large terrace.</b> <b>£1,350 per week</b>
	53 Bolsover Street, London W1	<b>1x - 2 Bed, 2 Bath Luxury Duplex Apartment.</b> <b>3x - Large 1 bed Luxury Apartments.</b>

NB :- The above residential premises are currently undergoing full refurbishment and will be officially announced to the Letting Market in due course.