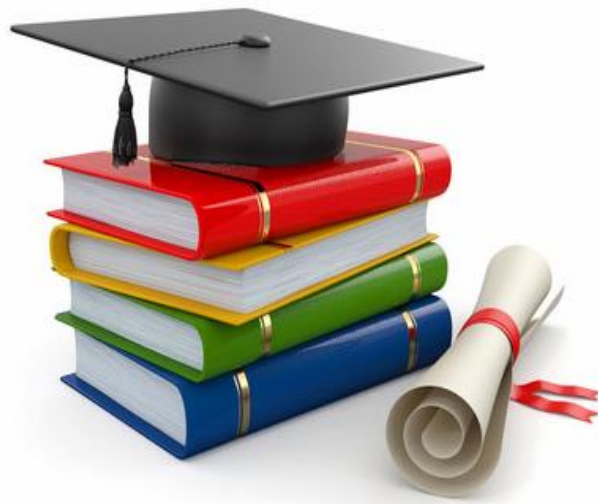


THE LANGHAM ESTATE

# AVAILABILITY LIST

## September 2017

Let us educate you on available property to let  
North of Oxford Street...



We are in a different Class!

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Langham Estate Management Limited  
London House,  
9A Margaret Street,  
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W1W 8RJ



**For information, pencil in a call...**

**Malcolm Cohen**

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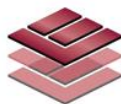
**Kelly Myers**

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[www.langhamestate.com](http://www.langhamestate.com)



## THE LANGHAM ESTATE

### Available Properties to Let September 2017

#### Offices to Let

##### Bywell Place

5-6 Bywell Place (self-contained building)

**Ground – 3<sup>rd</sup> Floors**

**Area:** 2,100 sq ft (195.09 sq m)

**Rent:** £122,850 pa (£58.50 psf)

##### Clipstone Street

Threeways House, 40-44 Clipstone Street

**Second Floor (East)**

**Area:** 2,500 sq ft (232.25 sq m)

**Rent:** £158,750 pa (£63.50 psf)

##### Eastcastle Street

50 Eastcastle Street

**Suite 360, Part Third Floor** *New Instruction*

**Area:** 3,560 sq ft (330.73 sq m)

**Rent:** £231,400 pa (£65 psf)

**Suite 303, Part Third Floor** *Refurbished*

**Area:** 800 sq ft (74.32 sq m)

**Rent:** £50,800 pa (£63.50 psf)

**Suite 350, Part Third Floor** *Under Offer*

**Area:** 490 sq ft (45.52 sq m)

**Rent:** £30,625 pa (£62.50 psf)

**Suite 180, Part First Floor** *New Instruction*

**Area:** 430 sq ft (39.94 sq m)

**Rent:** £25,800 pa (£60 psf)

##### Great Portland Street

20 Great Portland Street

**Fourth Floor (Front)** *New Instruction*

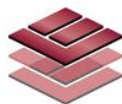
**Area:** 410 sq ft (38.08 sq m)

**Rent:** £26,035 pa (£61.50 psf)

**Second Floor (Front)** *New Instruction*

**Area:** 455 sq ft (42.27 sq m)

**Rent:** £28,893 pa (£61.50 psf)



## THE LANGHAM ESTATE

### Available Properties to Let September 2017

#### Great Portland Street... cont

##### 107-109 Great Portland Street

**First Floor (South) To be Refurbished**

**Area:** 1,245 sq ft (115.66 sq m)

**Rent:** £76,570 (£61.50 psf)

##### 167/169 Great Portland Street

**Sixth Floor New Instruction**

**Area:** 1,100 sq ft (102.19 sq m)

**Rent:** £69,850 pa (£63.50 psf)

**First Floor New Instruction**

**Area:** 1,350 sq ft (125.45 sq m)

**Rent:** £85,725 pa (£63.50 psf)

#### Great Titchfield Street

##### Great Titchfield House, 14-18 Great Titchfield Street

**Second Floor Under Offer**

**Area:** 2,030 sq ft (188.59 sq m)

**Rent:** £128,905 (£63.50 psf)

##### Moray House, 23-25 Great Titchfield Street

**Suite 1 | Third Floor New Instruction**

**Area:** 1,210 sq ft (112.41 sq m)

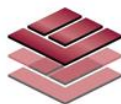
**Rent:** £78,650 (£65 psf)

##### 58 Great Titchfield Street

**1<sup>st</sup> Floor- 3<sup>rd</sup> Floor (own front door) Under Offer**

**Area:** 1,180 sq ft (109.61 sq m)

**Rent:** £70,800 (£60 psf)



## THE LANGHAM ESTATE

### Available Properties to Let September 2017

#### Hallam Street

##### 14 Hallam Street

Basement, Ground & 1<sup>st</sup> – 4<sup>th</sup> Floors **Under Offer**

Area: 3,760 sq ft (349.31 sq m)

Rent: On Application

#### Little Portland Street

##### 3/4a Little Portland Street

First Floor **New Instruction**

Area: 3,550 sq ft (329.77 sq m)

Rent: £230,000 pa (£65 psf)

#### Market Place

##### 30 Market Place

Third Floor. Grade A **Last Remaining Floor**

Area: 4,480 sq ft (416.16 m<sup>2</sup>)

Rent: On Application

#### Margaret Street

##### 15/16 Margaret Street

**Fifth Floor New Instruction**

Area: 815 sq ft (75.71 sq m)

Rent: £51,723 pa (£63.50 psf)

**Fourth Floor New Instruction**

Area: 825 sq ft (76.65 sq m)

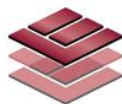
Rent: £52,388 pa (£63.50 psf)

##### 20 Margaret Street

**Second Floor New Instruction**

Area: 820 sq ft (76.17 m<sup>2</sup>)

Rent: £53,000 pa (£62.50 psf)



## THE LANGHAM ESTATE

### Available Properties to Let September 2017

#### Margaret Street... cont

##### 47/50 Margaret Street

**Fourth Floor (West) New Instruction**

**Area:** 360 sq ft (33.45 sq m)

**Rent:** £23,400 pa (£65 psf)

##### 51/53 Margaret Street

**Second Floor (West) New Instruction**

**Area:** 500 sq ft (46.45 sq m)

**Rent:** £31,250 pa (£62.50 psf)

**First Floor (East)**

**Area:** 660 sq ft (61.31 sq m)

**Rent:** £41,910 (£63.50 psf)

**First Floor (West) New Instruction**

**Area:** 450 sq ft (41.80 sq m)

**Rent:** £28,125 (£62.50 psf)

##### 63/64 Margaret Street

**Fifth Floor (West) Refurbished**

**Area:** 520 sq ft (48.30 sq m)

**Rent:** £33,000 pa (£63.50 psf)

**Third Floor (West)**

**Area:** 635 sq ft (58.99 sq m)

**Rent:** £40,330 pa (£63.50 psf)

##### 75/77 Margaret Street

**Fifth Floor New Instruction**

**Area:** 1,640 sq ft (152.36 sq m)

**Rent:** £106,600 pa (£65 psf)

**Second Floor (Rear)**

**Area:** 1,250 sq ft (116.12 sq m)

**Rent:** £76,875 pa (£61.50 psf)

**Third Floor (Rear)**

**Area:** 2,220 sq ft (206.10 sq m)

**Rent:** £144,350 pa (£65 psf)

**First Floor**

**Area:** 1,250 sq ft (116.12 sq m)

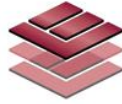
**Rent:** £75,000 pa (£60 psf)

##### 78 Margaret Street

**Ground Floor New Instruction**

**Area:** 1,010 sq ft (93.83 sq m)

**Rent:** £64,135 pa (£63.50 psf)



## THE LANGHAM ESTATE

### Available Properties to Let September 2017

#### Margaret Street... cont

##### Kenilworth House, 79/80 Margaret Street

**Fifth Floor (East) New Instruction**

**Area:** 750 sq ft (69.67 sq m)

**Rent:** £47,625 pa (£63.50 psf)

**Fourth Floor (East)**

**Area:** 930 sq ft (86.39 sq m)

**Rent:** £60,450 pa (£65 psf)

#### Mortimer Street

##### Radiant House, 36-38 Mortimer Street

**Second Floor To Be Refurbished**

**Area:** 1,230 sq ft (114.26 sq m)

**Rent:** £79,950 pa (£65 psf)

##### 73-75 Mortimer Street

**Suite 1.2 | Part 1<sup>st</sup> Floor New Instruction**

**Area:** 1,560 sq ft (144.90 sq m)

**Rent:** £97,500 pa (£62.50)

**Suite 6 | Part 3<sup>rd</sup> Floor New Instruction**

**Area:** 1,200 sq ft (111.48 sq m)

**Rent:** £73,800 pa (£61.50)

##### 93 Mortimer Street / 43 Great Portland Street B1/D1 Use and/or A3 (STP)

**Whole Building Under Offer**

**Area:** 11,930 sq ft (1,108.22 sq m)

**Rent:** £700,000 pa (£58.68 psf)

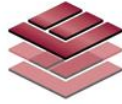
#### B1/D1 Use to Let

##### 146/148 Oxford Street

**1<sup>st</sup>- 4<sup>th</sup> Floors**

**Area:** 2,890 sq ft (268.50 sq m)

**Rent:** £140,165 pa (£48.50 psf)



## THE LANGHAM ESTATE

### Available Properties to Let September 2017

#### Showroom/A1/A3 to Let (subject to planning)

##### Threeways House, 40/44 Clipstone Street

**Ground Floor**

**Area:** 1,600 sq ft (148.64 sq m)

**Rent:** On Application

##### 45 Great Portland Street

Ground Floor & Basement

**Area:** 1,458 sq ft 135.45 sq m)

**Rent:** £80,650 pa (£55 psf)

##### 105 Great Portland Street

**Ground Floor & Basement** New Instruction

**Area:** 2,100 sq ft (195.07 m<sup>2</sup>)

**Rent:** On Application

##### 109 Great Portland Street

**Ground Floor & Basement** To be Refurbished

**Area:** 2,385 sq ft (221.57 m<sup>2</sup>)

**Rent:** On Application

##### 151/153 Great Portland Street

**Ground Floor & Basement** Under Offer

**Area:** 3,695 sq ft (334.41 sq m)

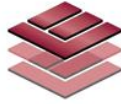
**Rent:** On Application

##### 161 Great Portland Street

**Ground Floor & Basement** Under Offer

**Area:** 1,155 sq ft (107.29m<sup>2</sup>)

**Rent:** On Application



## THE LANGHAM ESTATE

### Available Properties to Let September 2017

#### Showroom/A1/A3 to Let... cont

##### 1 Great Titchfield Street

**Ground Floor & Basement**  
**With 1<sup>st</sup>-3<sup>rd</sup> Floors**  
**Area:** 1,425 sq ft (132.38 sq m)  
**Rent:** On Application

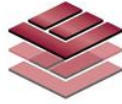
##### 50 Margaret Street

Ground Floor **New Instruction**  
**Area:** 1,400 sq ft (130.06 sq m)  
**Rent:** On Application

##### 142-144 Oxford Street

**Ground Floor & Basement** **New Instruction**  
**With First Floor Office Storage**  
**Sales Area:** 4,225 sq ft (392.48 sq m)  
**Remote Store/Office** 940 sq ft (36.46 m<sup>2</sup>)  
**Rent:** On Application





## THE LANGHAM ESTATE

### Available Properties to Let September 2017

#### Residential to Let

2 bedroom | 1 bathroom

Flat 22, Rossetti House  
106-110 Hallam Street

Available

**Features:** Wood floors in hallways and living room.  
Carpets in bedrooms. Separate kitchen.

**Rent:** £750 pw



2 bedroom | 2 bathroom

Flat 14a, Rossetti House,  
106-110 Hallam Street

Available

**Features:** Wood floors in hallways and living room.  
Carpets in bedrooms. Separate kitchen. Fully furnished.

**Rent:** £890 pw (including furniture)



2 bedroom | 2 bathroom

Flat 10, Rossetti House,  
106-110 Hallam Street

Available

**Features:** Wood floors in hallways and living room.  
Carpets in bedrooms. Separate kitchen.

**Rent:** £815 pw



1 bedroom | 1.5 bathroom

Flat 1, Overland House,  
151 Great Portland Street

Available late October – Under Refurbishment

**Features:** Wood floors throughout.  
High ceilings. Separate kitchen.  
Featured windows

**Rent:** To be confirmed

