

THE LANGHAM ESTATE

# AVAILABILITY LIST

## February 2018

*Roses are red, violets are blue,  
Let Langham find a match for you...*

*We'll help you find an office deal,  
And remind you how true love can feel!*



*So, take a chance! Put your heart on the line,  
And start your property search this Valentine!*

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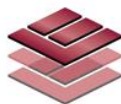
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## THE LANGHAM ESTATE

### Available Properties to Let February 2018

#### 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:** £115,500 pa (£55 psf)

##### Clipstone Street

Threeways House, 40-44 Clipstone Street

**Second Floor (East)**

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

**Rent:** £148,750 pa (£59.50 psf)

##### Devonshire Street

Devonshire House, 1 Devonshire Street

**Second Floor (North) New Instruction**

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

**Rent:** £63,250 (£57.50 psf)

**Second Floor (South) New Instruction**

**Area:** 1,400 (130.06 sq m)

**Rent:** £80,500 (£57.50 psf)

##### Eastcastle Street

50 Eastcastle Street

**Suite 360, Part Third Floor**

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

**Rent:** £211,820 pa (£59.50 psf)

**Suite 303, Part Third Floor Under Offer**

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

**Rent:** £50,800 pa (£63.50 psf)

**Suite 350, Part Third Floor**

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

**Rent:** £28,175 pa (£57.50 psf)

**Suite 180, Part First Floor**

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

**Rent:** £23,650 pa (£55 psf)



## THE LANGHAM ESTATE

### Available Properties to Let February 2018

#### Great Portland Street

##### 20 Great Portland Street

**Fourth Floor (Front)**

Area: 410 sq ft (38.08 sq m)

Rent: £21,525 pa (£52.50 psf)

**Second Floor (Front)**

Area: 455 sq ft (42.27 sq m)

Rent: £23,887 pa (£52.50 psf)

##### Julco House, 26-28 Great Portland Street

**Fifth Floor New Instruction**

Area: 1,820 sq ft (169.08 sq m)

Rent: £111,930 pa (£61.50 psf)

**Second Floor New Instruction**

Area: 1,835 sq ft (170.47 sq m)

Rent: £112,852 pa (£61.50 psf)

##### 39 Great Portland Street

**First Floor Under Offer**

Area: 730 sq ft (67.81 sq m)

Rent: £44,895 (£61.50 psf)

##### 50 Great Portland Street

**Fourth Floor New Instruction**

Area: 300 sq ft (27.87 sq m)

Rent: £16,500 pa (£55 psf)

**Third Floor New Instruction**

Area: 310 sq ft (28.79 sq m)

Rent: £17,050 pa (£55 psf)

##### 107-109 Great Portland Street

**First Floor (South) New Instruction**

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

Rent: £72,832 (£58.50 psf)

##### 167/169 Great Portland Street

**Sixth Floor New Instruction**

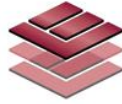
Area: 1,100 sq ft (102.19 sq m)

Rent: £65,450 pa (£59.50 psf)

**First Floor New Instruction**

Area: 1,500 sq ft (139.35 sq m)

Rent: £89,250 pa (£59.50 psf)



## THE LANGHAM ESTATE

# Available Properties to Let February 2018

### Great Titchfield Street

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

Suite 1 | Third Floor **New Instruction**

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

Rent: £75,625 (£62.50 psf)

### 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

Second Floor (North) **New Instruction**

Area: 135 sq ft (12.54 sq m)

Rent: £8,032 (£59.50 psf)

First Floor **Under Offer**

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

Rent: £230,000 pa (£65 psf)

#### 5 Little Portland Street

1<sup>st</sup>-3<sup>rd</sup> Floors **New Instruction**

Area: 2,300 sq ft (213.21 sq m)

Rent: £133,400 (£58 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



## THE LANGHAM ESTATE

### Available Properties to Let February 2018

#### Margaret Street

##### 15/16 Margaret Street

**Fifth Floor** *New Instruction*

**Area:** 815 sq ft (75.71 sq m)

**Rent:** £48,900 pa (£60 psf)

##### 20 Margaret Street

**Second Floor** *New Instruction*

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

**Rent:** £45,100 pa (£55 psf)

##### 47/50 Margaret Street

**Fourth Floor (West)** *Under Offer*

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

**Rent:** £22,320 pa (£62 psf)

##### 51/53 Margaret Street

**First Floor (West)** *New Instruction*

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

**Rent:** £25,875 (£57.50psf)

**First Floor (East)**

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

**Rent:** £39,600 (60 psf)

##### 63/64 Margaret Street

**Fifth Floor (West)** *Refurbished*

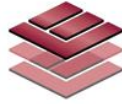
**Area:** 520 sq ft (48.30 sq m)

**Rent:** £31,200 pa (£60 psf)

**First Floor (East)** *New Instruction*

**Area:** 770 sq ft (71.53 sq m)

**Rent:** £46,200 pa (£60 psf)



## THE LANGHAM ESTATE

### Available Properties to Let February 2018

#### Margaret Street... cont

##### 75/77 Margaret Street

**Fifth Floor** **Under Offer**

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

**Rent:** £98,400 pa (£60 psf)

**Second Floor (Rear)**

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

**Rent:** £71,875 pa (£57.50 psf)

**Third Floor** **Under Offer**

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

**Rent:** £133,200 pa (£60 psf)

**First Floor (Rear)**

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

**Rent:** £68,750 pa (£55 psf)

##### 78 Margaret Street

**Ground Floor** **New Instruction**

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

**Rent:** £60,600 pa (£60 psf)

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

**Fifth Floor (East)**

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

**Rent:** £43,125 pa (£57.50 psf)

**Fourth Floor (East)**

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

**Rent:** £55,800 pa (£60 psf)

#### Mortimer Street

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

**Second Floor** **To Be Refurbished**

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

**Rent:** £73,185 pa (£59.50 psf)

##### 73-75 Mortimer Street

**Suite 1.2 | Part First Floor** **New Instruction**

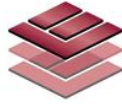
**Area:** 1,560 sq ft (144.90 sq m)

**Rent:** £93,600 pa (£60 psf)

**Suite 6 | Part Third Floor** **New Instruction**

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

**Rent:** £72,000 pa (£60 psf)



## THE LANGHAM ESTATE

### Available Properties to Let February 2018

#### Mortimer Street... cont

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)

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

56/57 Eastcastle Street

Ground Floor & Basement **Under Offer**

**Area:** 3,940 sq ft (366 sq m)

**Rent:** On Application

Threeways House, 40/44 Clipstone Street

**Ground Floor**

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

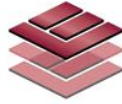
**Rent:** On Application

45 Great Portland Street

Ground Floor & Basement **Under Offer**

**Area:** 1,550 sq ft (143.99 sq m)

**Rent:** £80,650 pa (£55 psf)



## THE LANGHAM ESTATE

### Available Properties to Let February 2018

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

##### 105 Great Portland Street

**Ground Floor & Basement** Under Offer

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

**Rent:** On Application

##### 109 Great Portland Street

**Ground Floor & Basement** Under Offer

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

**Rent:** On Application

##### 1 Great Titchfield Street

**Ground Floor & Basement** Under Offer

**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 February 2018

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

##### 146-148 Oxford Street

**Ground Floor & Basement** **New Instruction**

**Ground Floor Sales:** 1,675 sq ft (155.60 sq m)

**Basement Sales:** 1,440 sq ft (133.78 sq m)

**Basement Vaults:** 240 sq ft (22.29 sq m)

**Total: 3,355 sq ft (311.66 sq m)**

**Rent:** On Application

#### Residential to Let

**2 bedroom | 2 bathroom**

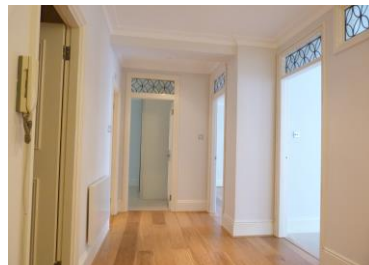
##### Flat 3, Rossetti House

106-110 Hallam Street

**Available February 2018**

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

**Rent:** On Application



**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:** £695 pw

