

THE LANGHAM ESTATE

TRENDY OFFICES TO LET

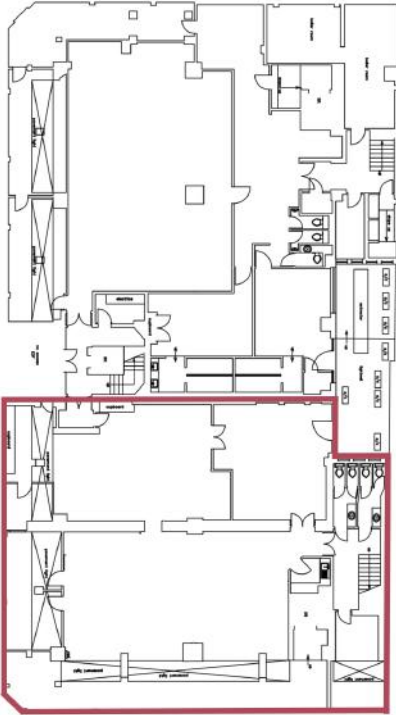
Threeways House

40-44 Clipstone Street, London W1

LOWER GROUND FLOOR (EAST) | 3,140 sq ft / 291.71 m²



LOWER GROUND FLOOR



Situated in the heart of Noho, on the North side of Clipstone Street at its junctions with Great Titchfield Street and Bolsover Street. Great Portland Street, Warren Street and Oxford Circus underground stations are within easy access as well a variety of restaurants and bars.

Newly Refurbished
Mix of Open Plan &
Meeting Rooms
Wood Flooring
Air Conditioning
Exposed Pipe Ceiling

Own Kitchenette
Central Heating
Feature Lighting
Passenger Lift
Video Entryphone
24 Hour Access

EPC Rating: D

RENT

On application

LEASE

A new Full Repairing & Insuring Lease is available for a term by arrangement, outside the Landlord & Tenant Act 1954.

POSSESSION

Immediate upon completion of legal formalities

For further information call
020 7580 5656

LanghamEstate.com | MyNoho.co.uk

MALCOLM COHEN

malcolm.cohen@langhamestate.com
020 7907 4983
07768 156 577

DANIEL YERSON

daniel.yershon@langhamestate.com
020 7907 4986
07731 985 129

Offices | Retail | Restaurants | Showrooms | Residential | Storage



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

Any property is offered subject to contract, availability, and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to the accuracy. The Lessors or Langham Estate Management Limited, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. Floorplans are for illustrative purposes only and may not accurately reflect the property's current internal layout.