

THE LANGHAM ESTATE

Looking for a property in
NOHO?
We've got it covered

BRAND NEW GRADE-A, FIBRE READY,
AIR-CONDITIONED SUITE

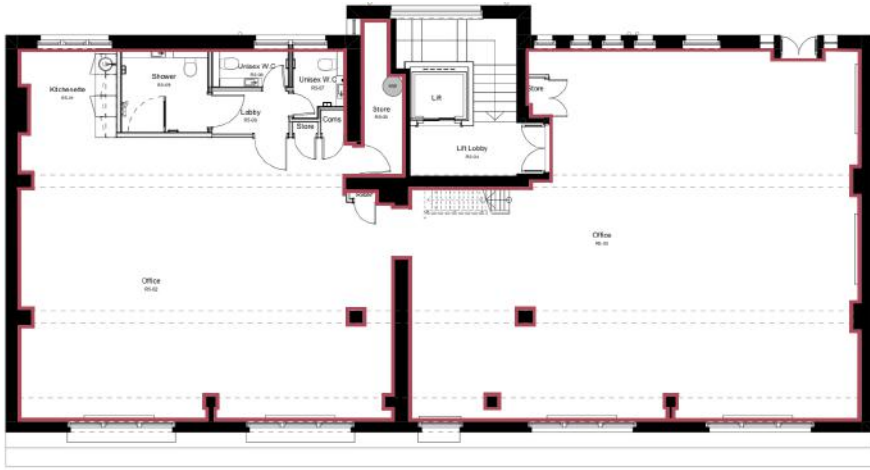
Devon House

171-177 Great Portland Street, London W1

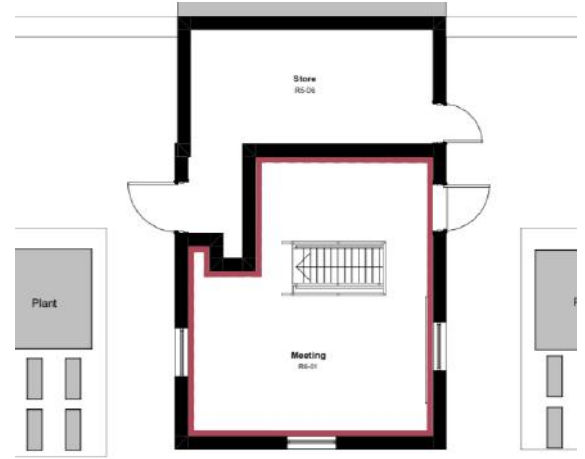
FIFTH-SIXTH FLOOR | 2,500 sq ft / 232.26 m²



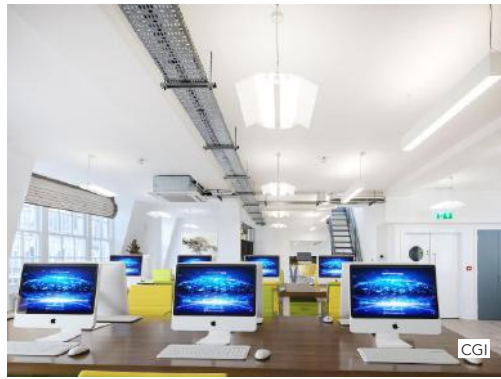
Located on the West side of Great Portland Street between Weymouth Street and Devonshire Street.
Surrounded by vibrant eateries and coffee spots. Within easy walking distance of
Great Portland Street, Warren Street and Oxford Circus stations.



FIFTH FLOOR



SIXTH FLOOR



All furniture displayed in images are computer generated

100% Fibre Internet Cable Line (G-Network)
 Fully Fitted Kitchen
 Refurbished WC's & Wetroom with Shower
 Video Entry Phone
 Refurbished Common Parts
 Passenger Lift
 24 Hour Access

Grade A Refurbishment
 Excellent Natural Light
 Good Floor to Ceiling Height
 Upper Level Storage / Meeting Room
 New Air Conditioning
 New LED Lighting
 Galvanised Steel Trunking

Also Available | 4th Floor 2,545 sq ft (Cat A Refurb)
 | 3rd Floor 2,465 sq ft (Cat A Refurb)

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

KELLY MYERS

kelly.myers@langhamestate.com

020 7907 4962

07739 220 411



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.