

# THE LANGHAM ESTATE

Looking for a property in

**NOHO?**

We've got it covered

UNIQUE GRADE II SELF-CONTAINED  
SHOWROOM / OFFICE BUILDING

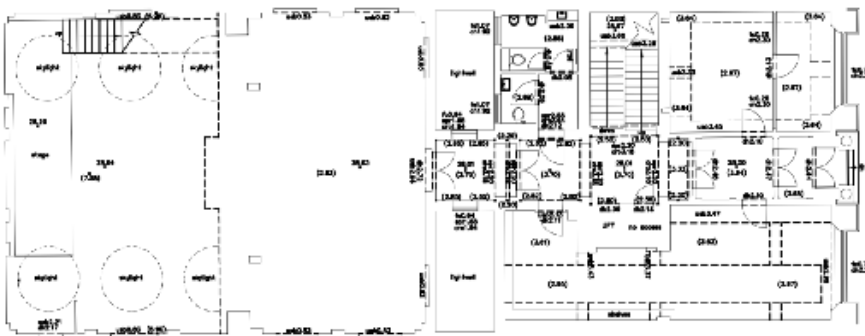
**93 Mortimer Street /  
43 Great Portland Street**

[FORMER WELLA  
HEAD OFFICE]

WHOLE BUILDING | 11,920 sq ft / 1,107 m<sup>2</sup>



Situated in the heart of Noho, this impressive L shaped Grade II Listed property has a return frontage to both Mortimer Street and Great Portland Street. This being with easy walking distance of Oxford Circus Underground Station and the numerous shopping and restaurants facilities that service this cosmopolitan area.



GROUND FLOOR



93 Mortimer St

Basement	2,430 sq ft / 226 m <sup>2</sup>
Ground	2,380 sq ft / 221 m <sup>2</sup>
Mezzanine	1,420 sq ft / 132 m <sup>2</sup>
1st Floor	830 sq ft / 77 m <sup>2</sup>
2nd Floor	820 sq ft / 76 m <sup>2</sup>
3rd Floor	820 sq ft / 76 m <sup>2</sup>
4th Floor	870 sq ft / 81 m <sup>2</sup>

TOTAL 9,570 sq ft / 889 m<sup>2</sup>

43 Great Portland St

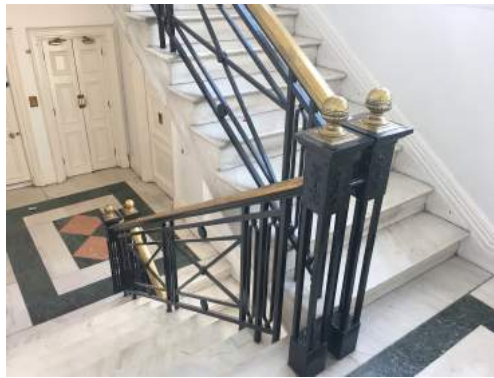
Basement	1,170 sq ft / 108 m <sup>2</sup>
Ground	300 sq ft / 28 m <sup>2</sup>
1st Floor	280 sq ft / 26 m <sup>2</sup>
2nd Floor	300 sq ft / 28 m <sup>2</sup>
3rd Floor	300 sq ft / 28 m <sup>2</sup>

TOTAL 2,350 sq ft / 218 m<sup>2</sup>

Planning has now been granted for a dual / alternative use of the property as a boxing club with sports treatment rooms, training rooms, retail and gymnasium (and ancillary purposes) (Class D2) or as office accommodation (B1) on the first to fourth floor levels of 93 Mortimer Street and 43 Great Portland Street; showroom accommodation (sui generis) at basement and ground of 93 Great Portland Street and lower ground of 43 Great Portland Street and retail (A1) at ground floor level of 43 Great Portland Street. Installation of replacement plant and the creation of a terrace at rear first floor level. Alternative uses for the property will be considered STPP.

Web link:

<http://idoxpa.westminster.gov.uk/online-applications/applicationDetails.do?keyVal=OI6PI1RPMKC00&activeTab=summary>



- Mix of Cellular & Open Planned Offices
- Vaulted Ground Conference Hall
- Return Window Frontage
- Cabled
- Air Conditioned (Not Tested)

- Grade II Listed
- Period Features
- Kitchen
- Own WC's
- Passenger Lift
- Excellent Transport Links

**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



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

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