

THE LANGHAM ESTATE

93
MORTIMER
STREET

FITZROVIA, LONDON W1



THE LANGHAM ESTATE

93 MORTIMER STREET / 43 GREAT PORTLAND STREET LONDON W1

WHOLE BUILDING | 9,804 sq ft / 910,83 m²

A Unique Interconnecting
Grade II Listed Property.

Launching on Q1 and suitable for a variety
of occupiers within class E use.

(offices, showroom, retail, medical, members club
and event space to name a few)





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Location

This Grade II Listed historical building, situated on Mortimer Street with an additional frontage on 43 Great Portland Street, is located in heart of historic Fitzrovia. The vicinity features a remarkable assortment of amenities and a selection of Fitzrovia’s top offerings within close reach.

The international retail thoroughfare of Oxford Street & Regent Street are close by, with the building also being just a short walk from Regent’s Park.

The area boasts excellent transport links, including six overground and underground tube stations, as well as the Elizabeth Line.

Nearby *Stations*

Oxford Circus	.....		4 min
Bond Street	.....		8 min
Goodge Street	.....		10 min
Great Portland Street	.....		11 min
Tottenham Court Road	.....		13 min
Regent’s Park	.....		14 min
Warren Street	.....		16 min





THE LANGHAM ESTATE

turning the *Tapestry of the past..*

This historic property, dating back to approximately 1906–1910 and designed by the renowned architects W. and E. Hunt, holds a distinctive place in London’s architectural heritage. Crafted from Portland stone with a slate roof, it showcases a bold neo-Greek design that was notably avant-garde for its time.

THE BUILDING NEWS, AUGUST 9, 1912.



GROUND FLOOR HALL, XCIII, MORTIMER STREET, W.—Messrs. WILLIAM and EDWARD HUNT, Architects.

93 Mortimer Street boasts a rich and diverse past that weaves together the tapestry of London’s architectural and cultural heritage. Its story begins in the late 18th century when it was one of a pair, the counterpart being located at 101 Great Portland Street. These two houses served as elegant end pavilions, adding charm to the block nestled between Great Portland Street and the former Edward Street.





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The building comprises multiple office floors, an impressive grand hall, two entrances, and a freshly restored dome that floods the space with abundant natural light. Its facade is adorned with five bays and an impressive entrance. Flanking the central entrance are shop windows, adorned with fret-ornamented bands at impost level and embellished with scrolls at the key blocks of the arcade.

The upper floors feature architraved metal casements, framed by a giant Ionic order that rises from the podium. Wreaths adorn the columns and enriched cornices grace the windows, with an open cartouche pediment crowning the central window.



Notably, No. 43 Great Portland Street boasts a stone facade of similar character, albeit somewhat simpler in its design.



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http://dl.ub.uni-freiburg.de/diglit/deutscherverein_jb_1880/0001

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In the early 19th century, 93 Mortimer Street was a residence with a prestigious occupant, Sir Robert Bateson Harvey, hailing from Langley Park, Sussex. Following his tenure, it became the abode of several accomplished medical practitioners when in 1861 when Harry Lobb, renowned for his innovations in 'electric garments for medical purposes,' established the London Galvanic Hospital on these premises. The hospital closed its doors in 1869.

Subsequently, 93 Mortimer Street embraced a new role as the inaugural home of the German Athenæum (Deutscher Verein für Kunst und Wissenschaft). This institution served as a unique nexus, often described as a 'sort of sublime public house,' where German artists, musicians, and businessmen congregated. Notably, from 1875 onward, the Athenæum hosted captivating exhibitions of paintings and sculptures, further enhancing its cultural significance. The club's dynamic program also featured an array of captivating musical performances, enriching the cultural landscape of the neighbourhood.

In more recent times, this historic property found itself as the former headquarters of Wella, adding a modern chapter to its storied past.



THE LANGHAM ESTATE

..into tomorrow's *Canvas of Opportunities*

Today, it stands as a testament to London's rich history and cultural diversity, offering a unique and versatile space that can be reimagined to suit a variety of contemporary needs.

This newly refurbished building has been carefully restored to preserve its historical features while presenting an unparalleled opportunity for media enterprises, high-fashion brands, exclusive members' clubs, event organizations, and architectural designers to make a bold statement by establishing their headquarters in a historic edifice and an iconic location.





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The building exudes an aura of sophistication and timelessness that aligns perfectly with those seeking an inspiring backdrop in the heart of the city to create lasting impressions, offering a sense of privilege and opulence in a prestigious venue.



This architectural gem offers a platform for a multifaceted range of occupants. The hall's grandeur, with its soaring ceilings and classical aesthetics, adds a touch of grandiosity and provides an ideal space for filming, photography, or hosting events, creating the perfect marriage of history and haute couture for fashion brands.

The surrounding rooms can be designed to create an oasis of refinement and exclusivity, suitable for state-of-the-art studios, creative workspaces, production facilities, showrooms, business meetings, lounges or tailored spaces.


















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	<i>93 Mortimer Street</i>	<i>43 Great Portland Street</i>	<i>Grand Halls</i>
<i>Fourth</i>	<i>890 sq ft</i> <i>82.68 m²</i>	<i>140 sq ft</i> <i>13.00 m²</i>	<i>---</i>
<i>Third</i>	<i>780 sq ft</i> <i>72.46 m²</i>	<i>300 sq ft</i> <i>27.87 m²</i>	<i>---</i>
<i>Second</i>	<i>780 sq ft</i> <i>72.46 m²</i>	<i>300 sq ft</i> <i>27.87 m²</i>	<i>---</i>
<i>First</i>	<i>800 sq ft</i> <i>74.32 m²</i>	<i>300 sq ft</i> <i>27.87 m²</i>	<i>---</i>
<i>Ground</i>	<i>630 sq ft</i> <i>58.53 m²</i>	<i>270 sq ft</i> <i>25.08 m²</i>	<i>1,850 sq ft</i> <i>171.87 m²</i>
<i>Basement</i>	<i>670 sq ft</i> <i>62.25 m²</i>	<i>300 sq ft</i> <i>27.87 m²</i>	<i>1,840 sq ft</i> <i>170.94 m²</i>
<i>Total Area</i>	<i>4,550 sq ft</i> <i>422.70 m²</i>	<i>1,610 sq ft</i> <i>149.57 m²</i>	<i>3,690 sq ft</i> <i>342.81 m²</i>



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Key building *Highlights*

-  External Lighting Enhancing the Prominence of the Building at Street Level
-  Perimeter and Floor Trunking in Basement
-  Perimeter Trunking at Ground Floor Level
-  Individually Controlled Comfort Cooling
-  Male & Female WCs Facilities
-  Substation Providing 350kVA
-  Fire Alarm System
-  CAT 6a Cabling
-  Dado Trunking
-  CCTV System
-  Period Features
-  Imposing Grand Hall
-  Return Window Frontage

EPC: TBC

-  Individually Controlled LED & Feature Lighting
-  Original Wood Flooring on the Office Suites
-  Abundant Natural Light
-  Passenger Lift (new)
-  Viewing Gallery at First Floor Level
-  Shower Facilities
-  Disabled Toilets





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Offices Amenities WC's

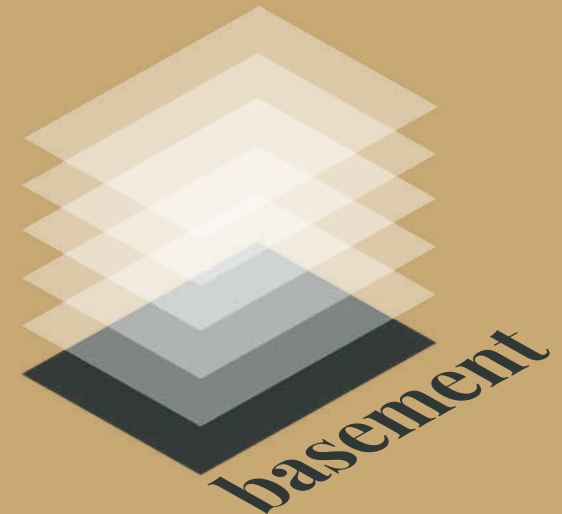


2,810 sq ft
261 m²

43 Great Portland Street

93 Mortimer Street

grand hall
three office suites
two plant rooms
one storage room
server and comms rooms
male & female WCs
lift





THE LANGHAM ESTATE

Offices Amenities WC's



2,750 sq ft
255 m²

93 Mortimer Street

access to the great grand hall
four office suites
male & female WCs
disabled WC
shower room
server and storage cupboard
lift



43 Great Portland Street



THE LANGHAM ESTATE

Offices Amenities WC's



93 Mortimer Street

two office suites
lift

1,100 sq ft
102 m²

43 Great Portland Street





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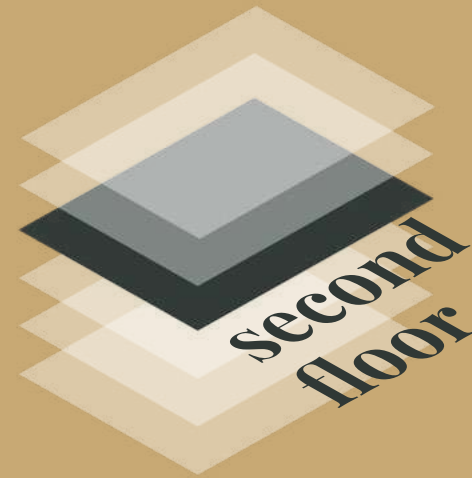
Offices Amenities WC's



93 Mortimer Street

two office suites
female WC
lift

1,080 sq ft
100 m²



43 Great Portland Street



THE LANGHAM ESTATE

Offices Amenities WC's



93 Mortimer Street

two office suites
male WC
lift

1,080 sq ft
100 m²



43 Great Portland Street



THE LANGHAM ESTATE

Offices Amenities WC's



93 Mortimer Street

two office suites
male & female WCs
lift

1,030 sq ft
96 m²



43 Great Portland Street



THE LANGHAM ESTATE

Discover the *Neighbourhood*

Rich in history with a notable artistic and Bohemian heritage, Fitzrovia is now known as a popular destination attracting fashion, medical, creative, and media businesses. It offers an ever-expanding array of dining, shopping, fitness, and leisure facilities.

The neighborhood, tucked away from the hustle and bustle of chain stores on nearby Oxford Street and Regent Street, is home to independent businesses such as niche bars, refined restaurants, conscious cafes, emerging art galleries, and contemporary fashion brands.

Furthermore, Regent's Park and Market Place, housing in elegant period buildings a curated collection of places to eat, drink and shop, are just a stone's throw away from the property.



93 MORTIMER STREET / 43 GREAT PORTLAND STREET

WHOLE BUILDING



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Meet the *Locals*

Drinks

The Oxford Market
Rum Runner
The Social
Chinawhite
The Cocktail Club

Beauty & Wellbeing

FS8
F45
Rowbots
Shadi Salon
Piedi-de-Poule
Reviv
Beauty Club London

Medical

CliniCity
the a.b.c. smile
Cavendish Clinic
Yuki Clinic
Smile Direct Club
Randox
NAAMA

Culture

Ab-Anbar Gallery
Gillian Jason Gallery
Des Bains
Lungley Gallery
Coups Contemporary
Pi Artworks
Apollo Galleries

Shopping

Arlettie
Moooli
Minotti London
Dune London
Margaret Howell
Timberland
Dr. Martens
Reiss
Sports Direct
Hawes & Curtis
KEF

Coffee

Kiss The Hippo
EL&N
Ole & Steen
GT Corner
Kaffeine

Food

The Great Thai
28-50 Wine Workshop
Chishuru
Honest Burgers
Yalla Yalla
Wahaca
Vapiano
Burger & Lobster
The Salad Project
Pahli Hill
K-POP
Tenmaru



The Langham Estate's Neighbourhood Network actively supports the vibrant community of local businesses in this part of Fitzrovia, offering discounts and perks to residents and workers alike. Designed to foster a sense of community, this initiative nurtures the diversity of enterprises in this cosmopolitan neighborhood.



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Contact *Us*



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Possession

Immediate upon completion of legal formalities

Furniture

Furniture packages available on negotiation.

Rent & V.A.T.

ROA. Pricing exclusive of V.A.T.

Lease Terms

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

Legal Costs

Each party to be responsible for their own legal costs.

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.

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