

THE LANGHAM ESTATE

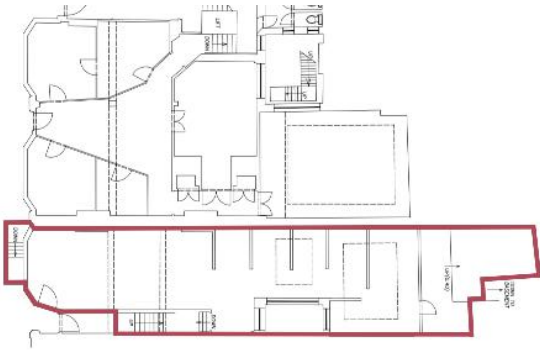
GROUND FLOOR & BASEMENT PREMISES TO LET

**34 Mortimer Street, London W1**

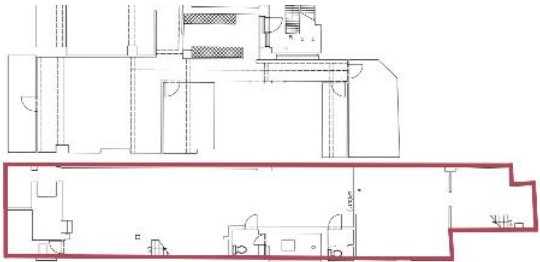
GROUND FLOOR & BASEMENT | 2,700 sq ft / 250.83 m<sup>2</sup>



#### GROUND FLOOR



#### BASEMENT FLOOR



Located on the North side of Mortimer Street between Wells Street and Great Titchfield Street. The building is set in a prominent location within the cosmopolitan Noho area and close to the lively Market Place. Transport links are excellent with Oxford Circus station within easy walking distance.

Mainly Open Plan with  
One Meeting Room &  
Partitioned Rooms  
Excellent Natural Light  
Laminate Flooring  
Feature Skylights  
Storage

Newly Fitted Kitchenette  
Feature Lighting  
Own Female / Male WC's  
Perimeter Trunking  
Air-Conditioning (Not Tested)  
Entryphone  
24 Hour Access

#### Also Available:

**Part Ground & 1st to 4th Floors (2,270 sq ft)**

#### 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

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Offices | Retail | Restaurants | Showrooms | Residential | Storage



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