



THE LANGHAM ESTATE



Availability List
**OCTOBER
2018**

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

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244/248 GREAT PORTLAND STREET
1,285-2,585 sq ft



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.

OFFICES TO LET

Bywell Place

5-6 Bywell Place (Self-Contained Building)

Ground – 3rd Floors

Area: 2,100 sq ft (195.09 m²)

Rent: £115,500 pa (£55 psf)

Clipstone Street

Threeways House, 40-44 Clipstone Street

Second Floor (East)

Area: 2,500 sq ft (232.25 m²)

Rent: £148,750 pa (£59.50 psf)

Basement (East)

Area: 3,130 sq ft (290.78 m²)

Rent: £109,550 (£35 psf)

Devonshire Street

Devonshire House, 1 Devonshire Street

Second Floor (North)

Area: 1,100 sq ft (102.19 m²)

Rent: £63,250 (£57.50 psf)

Second Floor (South)

Area: 1,400 (130.06 m²)

Rent: £80,500 (£57.50 psf)

Eastcastle Street

23-25 Eastcastle Street

Second Floor **New Instruction**

Area: 2,240 sq ft (208.10 m²)

Rent: £134,400 pa (£60 psf)

Fifth Floor **New Instruction**

Area: 960 sq ft (89.18 m²)

Rent: £57,600 pa (£60 psf)

26 Eastcastle Street

Second Floor **New Instruction**

Area: 1,110 sq ft (103.12 m²)

Rent: £63,825 pa (£57.50 psf)

Third Floor

Area: 480 sq ft (44.59 m²)

Rent: £27,600 pa (£57.50 psf)

50 Eastcastle Street

Suite 100, Part First Floor

Area: 1,200 sq ft (111.48 m²)

Rent: £70,200 pa (£58.50 psf)

Suite 180, Part First Floor **Under Offer**

Area: 430 sq ft (39.94 m²)

Rent: £23,650 pa (£55 psf)

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Suite 350, Part Third Floor

Area: 490 sq ft (45.52 m²)
Rent: £28,175 pa (£57.50 psf)

Suite 360, Part Third Floor

Area: 3,560 sq ft (330.73 m²)
Rent: £211,820 pa (£59.50 psf)

Great Castle Street

8-11 Great Castle Street

Whole Building To be Refurbished

Area: circa. 12,500 sq ft (1161.29 m²)
Rent: On Application

Windsor House, 40-41 Great Castle Street

3rd Floor

Area: 620 sq ft (57.59 m²)
Rent: £34,720 (£56 psf)

Great Portland Street

20 Great Portland Street

Second Floor (Front)

Area: 455 sq ft (42.27 m²)
Rent: £23,887 pa (£52.50 psf)

Third Floor (Front)

Area: 450 sq ft (41.81 m²)
Rent: £23,625 pa (£52.50 psf)

Julco House, 26-28 Great Portland Street

Second Floor

Area: 1,835 sq ft (170.47 m²)
Rent: £112,852 pa (£61.50 psf)

Fifth Floor

Area: 1,820 sq ft (169.08 m²)
Rent: £111,930 pa (£61.50 psf)

39 Great Portland Street

First Floor Available Nov

Area: 730 sq ft (67.81 m²)
Rent: £44,895 (£61.50 psf)

42-48 Great Portland Street

Fifth Floor To be Refurbished

Area: 720 sq ft (66.89 m²)
Rent: On application

50 Great Portland Street

Third Floor

Area: 300 sq ft (27.87 m²)
Rent: £16,500 pa (£55 psf)

Fourth Floor

Area: 310 sq ft (28.79 m²)
Rent: £17,050 pa (£55 psf)

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76 Great Portland Street

First-Fourth Floors **To be Refurbished**

Area: 1,765 sq ft (163.95 m²)
Rent: £95,360 (£54 psf)

111-113 Great Portland Street

Second Floor **New Instruction**

Area: 1,270 sq ft (117.98 m²)
Rent: £71,755 pa (£56.50 psf)

167/169 Great Portland Street

First Floor

Area: 1,500 sq ft (139.35 m²)
Rent: £89,250 pa (£59.50 psf)

Sixth Floor

Area: 1,100 sq ft (102.19 m²)
Rent: £65,450 pa (£59.50 psf)

244-248 Great Portland Street

First-Second Floor **New Instruction**

Area: 1,285 - 2,585 sq ft (119.38 - 212.28 m²)
Rent: £71,100 - £155,100 (£60 psf)

Great Titchfield Street

Great Titchfield House, 14-18 Great Titchfield Street

4th Floor (South) **Under Offer**

Area: 1,205 sq ft (111.94 m²)
Rent: £72,300 (£60 psf)

Hallam Street

Hallam House, 50-60 Hallam Street

Lower Ground, Ground & 1st – 4th Floors **To Be Refurbished**

Area: 7,610 sq ft (706.99 m²)
Rent: On Application

Little Portland Street

5 Little Portland Street

1st-3rd Floors **Under Offer**

Area: 2,300 sq ft (213.21 m²)
Rent: £133,400 (£58 psf)

Margaret Street

15/16 Margaret Street

Fifth Floor

Area: 815 sq ft (75.71 m²)
Rent: £48,900 (£60 psf)

19 Margaret Street

First Floor **New Instruction**

Area: 980 sq ft (91.04 m²)
Rent: £56,350 (£57.50 psf)

Fourth Floor **To Be Refurbished**

Area: 830 sq ft (77.12 m²)
Rent: £47,725 (£57.50 psf)

20 Margaret Street

First Floor

Area: 810 sq ft (75.25 m²)
Rent: £46,980 (£58 psf)

Second Floor

Area: 820 sq ft (76.17 m²)
Rent: £45,100 pa (£55 psf)

47/50 Margaret Street

Fourth Floor (West)

Area: 355 sq ft (32.98 m²)
Rent: £22,010 pa (£62 psf)

51/53 Margaret Street

First Floor (West)

Area: 450 sq ft (41.80 m²)
Rent: £25,875 (£57.50 psf)

Second Floor (West)

Area: 500 sq ft (46.45 m²)
Rent: £28,750 (£57.50 psf)

Highlight House, 57 Margaret Street

First Floor

Area: 1,400 sq ft (130.06 m²)
Rent: £81,200 (£58 psf)

Second Floor **New Instruction**

Area: 1,410 sq ft (130.99 m²)
Rent: £81,780 (£58 psf)

63/64 Margaret Street

First Floor (East)

Area: 770 sq ft (71.53 m²)
Rent: £46,200 pa (£60 psf)

Third Floor (West)

Area: 630 sq ft (58.71 m²)
Rent: £37,920 pa (£60 psf)

Fifth Floor (West) **Refurbished**

Area: 520 sq ft (48.30 m²)
Rent: £31,200 pa (£60 psf)

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65 Margaret Street

Fifth Floor

Area: 350 sq ft (32.51 m²)
Rent: £20,475 pa (£58.50 psf)

75/77 Margaret Street

First Floor (Rear)

Area: 1,170 sq ft (108.69 m²)
Rent: £64,350 pa (£55 psf)

Second Floor (Rear)

Area: 1,160 sq ft (107.76 m²)
Rent: £66,700 pa (£57.50 psf)

Fourth Floor

Area: 2,050 sq ft (190.44 m²)
Rent: £121,975 pa (£59.50 psf)

78 Margaret Street

Ground Floor (Rear)

Area: 1,010 sq ft (93.83 m²)
Rent: £60,600 pa (£60 psf)

Second Floor

Area: 1,000 sq ft (92.90 m²)
Rent: £60,000 pa (£60 psf)

Kenilworth House, 79/80 Margaret Street

Fourth Floor (East)

Area: 930 sq ft (86.39 m²)
Rent: £55,800 pa (£60 psf)

Fifth Floor (East)

Area: 750 sq ft (69.67 m²)
Rent: £43,125 pa (£57.50 psf)

Mortimer Street

73-75 Mortimer Street

Suite 6 | Part Third Floor

Area: 1,200 sq ft (111.48 m²)
Rent: £72,000 pa (£60 psf)

93 Mortimer Street / 43 Great Portland Street B1/D1 Use and/or A3 (STP)

Whole Building

Area: 11,930 sq ft (1,108.22 m²)
Rent: £700,000 pa (£58.68 psf)

B1/D1 TO LET

Great Titchfield Street

153 Great Titchfield Street (Self-Contained Building)

Lower Ground, Ground & 1st Floor **Under Offer**

Area: 12,415 sq ft (1153.27 m²)

Rent: On Application

Oxford Street

146/148 Oxford Street

1st- 4th Floors **Under Offer**

Area: 2,890 sq ft (268.50 m²)

Rent: £140,165 pa (£48.50 psf)

SHOWROOM / A1 / A3 TO LET

Clipstone Street

Threeways House, 40/44 Clipstone Street

Ground Floor **Under Offer**

Area: 1,600 sq ft (148.64 m²)

Rent: On Application

Great Portland Street

6-10 Great Portland Street / Market Place

Ground Floor & Basement **Under offer**

Area: 5,110 sq ft (474.69 m²)

Rent: On Application

105 Great Portland Street

Ground Floor & Basement

Area: 2,100 sq ft (195.07 m²)

Rent: On Application

107-109 Great Portland Street

Ground Floor & Basement To Be Refurbished

Area: 2,385 sq ft (221.57 m²)

Rent: On Application

Northumberland House, 155 Great Portland Street

Ground Floor & Basement Under Offer

Area: 5,085 sq ft (472.40 m²)

Rent: On Application

Margaret Street

19 Margaret Street

Ground Floor & Basement Under Offer

Area: 5,190 sq ft (482.16 m²)

Rent: On Application

48 Margaret Street

Ground Floor New Instruction

Area: 1,750 sq ft (162.58 m²)

Rent: On Application

50 Margaret Street

Ground Floor Under Offer

Area: 1,400 sq ft (130.06 m²)

Rent: On Application

Highlight House, 57 Margaret Street

Ground Floor & Basement To Be Refurbished

Area: 3,840 sq ft (356.74 sq m)

Rent: On Application

Oxford Street

142-144 Oxford Street (With First Floor Office Storage)

Ground Floor & Basement

Sales Area: 4,225 sq ft (392.48 m²)

Remote Store/Office 940 sq ft (36.46 m²)

Rent: On Application

146-148 Oxford Street

Ground Floor & Basement

Ground Floor Sales: 1,675 sq ft (155.60 m²)

Basement Sales: 1,440 sq ft (133.78 m²)

Basement Vaults: 240 sq ft (22.29 m²)

Total: 3,355 sq ft (311.66 m²)

Rent: On Application

RESIDENTIAL TO LET

Flat 12a Rossetti House, 106-110 Hallam Street

2 Bedroom | 2 Bathroom

New Instruction, Available November

Features: Comtemporary design. Fitted wardrobes in Bedrooms.

En Suite. Walk-In Closet. Separate kitchen.

Rent: £895 pw

Flat 21 Rossetti House, 106-110 Hallam Street

2 Bedroom | 2 Bathroom

Available

Features: Carpets throughout. Fitted wardrobes in Bedrooms.

Separate kitchen. En Suite.

Rent: £745 pw

