



THE LANGHAM ESTATE

BRAND NEW CAT A, SELF-CONTAINED, FIBRE READY,  
AIR-CONDITIONED SUITE

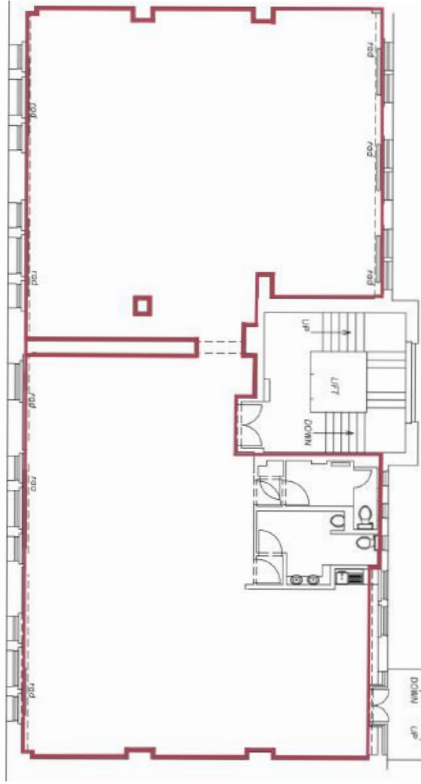
## Devon House

171-177 Great Portland Street, London W1

FOURTH FLOOR | 2,545 sq ft / 236.44 m<sup>2</sup>



CGI



The building is 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.

- New Cat A Refurb
- Excellent Natural Light
- Own New WC's & Wetroom Shower
- Good Floor to Ceiling Height
- New Air Conditioning
- New LED Lighting
- Galvanised Steel Trunking

- 100% Fibre Internet Cable Line (G-Network)
- Fully Fitted Kitchen
- Sash Windows
- Video Entry Phone
- Passenger Lift
- 24 Hour Access
- Well Maintained Common Parts

Also Available | 3rd Floor 2,465 sq ft  
| 5th & 6th Floors 2,500 sq ft

Computer Generated Images are for illustrative purposes only.

**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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