

# THE LANGHAM ESTATE

Looking for a property in

**NOHO?**

We've got it covered

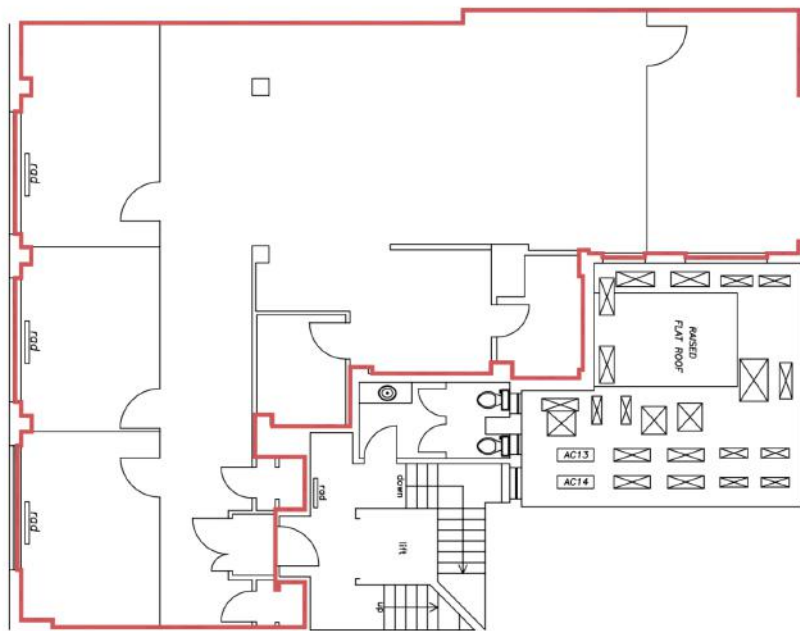
AIR-CONDITIONED 1ST FLOOR OFFICE SUITE

**42-48 Great Portland Street, London W1**

FIRST FLOOR | 1,890 sq ft / 175.58 m<sup>2</sup>



Located on the east side of Great Portland Street, between Little Portland Street and Mortimer Street. The area attracts a diverse mix of media, fashion and gallery tenants, serviced by numerous trendy restaurants and cafes. Oxford Circus underground station is just moments away, as well as to several other transport links.



FIRST FLOOR



To be Refurbished  
 To be Open Plan  
 Excellent Ceiling Height  
 Excellent Natural Light  
 Air Conditioning (Not Tested)  
 Parquet Wood Block Flooring

Own Kitchen Area  
 Refurbished Communal WC's  
 Multiple Storage Rooms  
 Passenger Lift  
 Video Entry Phone  
 24 Hour Access

Also Available | 3rd Floor 1,450 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

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