



THE LANGHAM ESTATE

Availability List
**JANUARY
2019**

NEW YEAR, NEW OFFICE?
We've got it covered in
NOHO

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Offices | Retail | Restaurants | Showrooms | Residential | Storage

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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 **Under Offer**

Area: 2,100 sq ft (195.09 m²)

Rent: £115,500 pa (£55 psf)

Bolsover Street

53 Bolsover Street

1st Floor

Area: 470 sq ft (43.66 m²)

Rent: £27,200 pa (£58.50 psf)

Clipstone Street

Threeways House, 40-44 Clipstone Street

Second Floor (East)

Area: 2,500 sq ft (232.25 m²)

Rent: £143,750 pa (£57.50 psf)

Basement (East) **Under Offer**

Area: 3,130 sq ft (290.78 m²)

Rent: £109,550 (£35 psf)

Devonshire Street

Devonshire House, 1 Devonshire Street

Second Floor **To be Refurbished**

Area: 2,500 sq ft (232.26 m²)

Rent: £143,750 (£57.50 psf)

Eastcastle Street

23-25 Eastcastle Street

Second Floor

Area: 2,240 sq ft (208.10 m²)

Rent: £134,400 pa (£60 psf)

Fifth Floor **Under Offer**

Area: 960 sq ft (89.18 m²)

Rent: £56,160 pa (£58.50 psf)

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26 Eastcastle Street

Second Floor **To be Refurbished**

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

Area: 430 sq ft (39.94 m²)
Rent: £23,650 pa (£55 psf)

Suite 350, Part Third Floor

Area: 490 sq ft (45.52 m²)
Rent: £26,460 pa (£54 psf)

Suite 360, Part Third Floor

Area: 3,560 sq ft (330.73 m²)
Rent: £204,700 pa (£57.50 psf)

Great Castle Street

8-11 Great Castle Street

Whole Building **To be Redeveloped**

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 **To be Refurbished**

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

Fourth Floor (West) **New Instruction**

Area: 825 sq ft (76.64 m²)
Rent: £50,738 pa (£61.50 psf)

Fifth Floor **To be Refurbished**

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

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42-48 Great Portland Street

First Floor **New Instruction**

Area: 1,890 sq ft (175.59 m²)
Rent: £112,455 (£59.50 psf)

Third Floor **New Instruction**

Area: 1,450 sq ft (134.71 m²)
Rent: £84,825 pa (£58.50 psf)

Fifth Floor

Area: 720 sq ft (66.89 m²)
Rent: £42,120 (£58.50 psf)

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)

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

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

Third Floor

Area: 1,675 sq ft (155.61 m²)
Rent: £96,300 pa (£57.50 psf)

Tennyson House, 159-165 Great Portland Street

First Floor **New Instruction**

Area: 3,620 sq ft (336.31 m²)
Rent: £215,390 pa (£59.50 psf)

Fourth Floor (North) **New Instruction**

Area: 1,810 sq ft (168.15 m²)
Rent: £107,695 pa (£59.50 psf)

167/169 Great Portland Street

First Floor

Area: 1,500 sq ft (139.35 m²)
Rent: £87,750 pa (£58.50 psf)

Sixth Floor

Area: 1,100 sq ft (102.19 m²)
Rent: £64,350 pa (£58.50 psf)

Devon House, 171-177 Great Portland Street

Fourth Floor **New Instruction**

Area: 2,545 sq ft (236.44 m²)
Rent: £151,428 (£59.50 psf)

Fifth-Sixth Floor **New Instruction**

Area: 2,500 sq ft (232.26 m²)
Rent: £148,750 (£59.50 psf)

244-248 Great Portland Street

First-Second Floor **Under Offer**

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

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Hallam Street

Hallam House, 56-60 Hallam Street

Lower Ground, Ground & 1st – 4th Floors **Under Offer**

Area: 7,610 sq ft (706.99 m²)

Rent: On Application

Little Portland Street

9 Little Portland Street

First Floor New Instruction

Area: 455 sq ft (41.34 m²)

Rent: £26,163 (£57.50 psf)

Second Floor New Instruction

Area: 440 sq ft (40.88 m²)

Rent: £25,300 (£57.50 psf)

Margaret Street

15/16 Margaret Street

Fifth Floor

Area: 815 sq ft (75.71 m²)

Rent: £46,863 (£57.50 psf)

19 Margaret Street

First Floor

Area: 980 sq ft (91.04 m²)

Rent: £56,350 (£57.50 psf)

Fourth Floor Under Offer

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: £20,768 pa (£58.50 psf)

51/53 Margaret Street

First Floor (West)

Area: 450 sq ft (41.80 m²)

Rent: £25,875 (£57.50 psf)

Second Floor (West) Under Offer

Area: 500 sq ft (46.45 m²)

Rent: £28,750 (£57.50 psf)

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Highlight House, 57 Margaret Street

First Floor

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

Second Floor **To be Refurbished**

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: £48,890 pa (£57 psf)

Third Floor (West)

Area: 630 sq ft (58.71 m²)
Rent: £35,910 pa (£57 psf)

Fifth Floor (West)

Area: 520 sq ft (48.30 m²)
Rent: £30,160 pa (£58 psf)

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: £61,425 pa (£52.50 psf)

Second Floor (Rear)

Area: 1,160 sq ft (107.76 m²)
Rent: £63,800 pa (£55 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: £58,075 pa (£57.50 psf)

Second Floor

Area: 1,000 sq ft (92.90 m²)
Rent: £57,500 pa (£57.50 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

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

Great Portland Street

6-10 Great Portland Street / Market Place

Ground Floor & Basement

Area: 5,110 sq ft (474.69 m²)

Rent: On Application

42-48 Great Portland Street

Ground Floor (North) **New Instruction**

Area: 960 sq ft (89.19 m²)

Rent: On Application

50 Great Portland Street

Ground Floor & Basement **To be Refurbished**

Area: 1,310 sq ft (195.07 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

Great Titchfield Street

36 Great Titchfield Street

Ground Floor & Basement **New Instruction**

Area: 5,750 sq ft (534.19 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

Area: 1,750 sq ft (162.58 m²)

Rent: On Application

Highlight House, 57 Margaret Street

Ground Floor & Basement **Under Offer**

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

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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