



# THE LANGHAM ESTATE

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- 50 Eastcastle Street Building Brochure



Availability List

**APRIL  
2022**

Looking for a property in  
**NOHO?**  
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**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.

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CGI

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TO THE OFFICE...?

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# OFFICES TO LET

## 200 - 500 sq ft

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### 17-18 Margaret Street

#### Third Floor (R/N)

Area: 130 sq ft (12.07 m<sup>2</sup>)

Rent: £7,995 pa (£61.50 psf)

### Welbeck House, 66-67 Wells Street

#### First Floor (Rear)

Area: 250 sq ft (23.22 m<sup>2</sup>)

Rent: £POA

#### Second Floor (Rear) **Undergoing Refurbishment**

Area: 250 sq ft (23.22 m<sup>2</sup>)

Rent: £POA

### 17-18 Margaret Street

#### Fourth Floor (Rear West)

Area: 285 sq ft (26.48 m<sup>2</sup>)

Rent: £16,530 pa (£58 psf)

### 50 Great Portland Street

#### Second Floor

Area: 300 sq ft (27.87 m<sup>2</sup>)

Rent: £16,500 pa (£55 psf)

#### Fourth Floor **Newly Refurbished - UNDER OFFER**

Area: 310 sq ft (28.79 m<sup>2</sup>)

Rent: £17,050 pa (£55 psf)

### 51 Great Portland Street

#### Second Floor

Area: 325 sq ft (30.19 m<sup>2</sup>)

Rent: £18,200 pa (£56 psf)

April 2022

**53 Great Portland Street****Third Floor Newly Refurbished**Area: 325 sq ft (30.19 m<sup>2</sup>)

Rent: £16,900 pa (£52 psf)

**65 Margaret Street****Third Floor Newly Decorated**Area: 350 sq ft (32.51 m<sup>2</sup>)

Rent: £20,475 pa (£58.50 psf)

**47/50 Margaret Street****Fourth Floor (West) Newly Decorated**Area: 355 sq ft (32.99 m<sup>2</sup>)

Rent: £20,768 pa (£58.50 psf)

**53 Great Portland Street****First Floor**Area: 370 sq ft (34.37 m<sup>2</sup>)

Rent: £20,350 pa (£55 psf)

**65 Margaret Street****Second Floor Newly Refurbished**Area: 375 sq ft (34.83 m<sup>2</sup>)

Rent: £21,938 pa (£58.50 psf)

**47-50 Margaret Street****First Floor (West) New Decorated**Area: 380 sq ft (35.30 m<sup>2</sup>)

Rent: £22,230 pa (£58.50 psf)

**22-25 Eastcastle Street****Third Floor (East) Newly Decorated**Area: 420 sq ft (39 m<sup>2</sup>)

Rent: £24,150 pa (£57.50 psf)

April 2022

**9 Little Portland Street****Second Floor**Area: 440 sq ft (40.88 m<sup>2</sup>)

Rent: £25,300 pa (£57.50 psf)

**50 Eastcastle Street****Suite 398 Newly Decorated**Area: 445 sq ft (41.34 m<sup>2</sup>)

Rent: £24,475 pa (£55 psf)

**51/53 Margaret Street****First Floor (West) Newly Decorated**Area: 450 sq ft (41.81 m<sup>2</sup>)

Rent: £26,325 pa (£58.50 psf)

**Fourth Floor (West) Newly Decorated**Area: 450 sq ft (41.81 m<sup>2</sup>)

Rent: £26,325 pa (£58.50 psf)

**Kenilworth House, 79/80 Margaret St****Fifth Floor (West) To Be Redecorated**Area: 455 sq ft (42.27 m<sup>2</sup>)

Rent: £26,618 pa (£58.50 psf)

**9 Little Portland Street****First Floor**Area: 455 sq ft (42.27 m<sup>2</sup>)

Rent: £26,163 pa (£57.50 psf)

**50 Eastcastle Street****Suite 380**Area: 480 sq ft (44.60 m<sup>2</sup>)

Rent: £26,400 pa (£55 psf)

**Suite 350, Third Floor**Area: 490 sq ft (45.53 m<sup>2</sup>)

Rent: £26,460 pa (£54 psf)

April 2022

**51/53 Margaret Street****Second Floor (West) Newly Decorated**Area: 500 sq ft (46.45 m<sup>2</sup>)

Rent: £29,250 pa (£58.50 psf)

**Third Floor (West) Newly Decorated**Area: 510 sq ft (47.38 m<sup>2</sup>)

Rent: £29,835 pa (£58.50 psf)

## 501 - 800 sq ft

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**63/64 Margaret Street****Fifth Floor (West) Undergoing Refurbishment**Area: 520 sq ft (48.30 m<sup>2</sup>)

Rent: £30,160 pa (£58 psf)

**Golderbrock House, 21 Great Titchfield S****First Floor (Rear) Newly Decorated**Area: 530 sq ft (49.23 m<sup>2</sup>)

Rent: £POA

**Ground Floor (Rear)**Area: 540 sq ft (50.16 m<sup>2</sup>)

Rent: £29,700 sq ft (£55 psf)

**20 Great Portland Street****First Floor (Front)**Area: 560 sq ft (52.03 m<sup>2</sup>)

Rent: £32,480 pa (£58 psf)

**51/53 Margaret Street****Fourth Floor (East) Newly Refurbished**Area: 590 sq ft (54.82 m<sup>2</sup>)

Rent: £34,515 pa (£58.50 psf)

April 2022

**Third Floor (East) Newly Decorated - UNDER OFFER**Area: 600 sq ft (55.74 m<sup>2</sup>)

Rent: £35,100 pa (£58.50 psf)

**Kenilworth House, 79-80 Margaret Street****Fourth Floor (West)**Area: 615 sq ft (57.13 m<sup>2</sup>)

Rent: £35,978 pa (£58.50 psf)

**63/64 Margaret Street****Third Floor (West)**Area: 640 sq ft (58.53 m<sup>2</sup>)

Rent: £36,480 pa (£57 psf)

**17-18 Margaret Street****Fourth Floor (West)**Area: 660 sq ft (61.31 m<sup>2</sup>)

Rent: £38,610 pa (£58.50 psf)

**63-64 Margaret Street**

## Plug n' Play

**First Floor (West)**Area: 690 sq ft (64.10 m<sup>2</sup>)

Rent: £39,330 pa (£57 psf)

**Second Floor (West)**Area: 700 sq ft (65.03 m<sup>2</sup>)

Rent: £39,900 pa (£57 psf)

**47-50 Margaret Street****Fourth Floor (East) Newly Decorated**Area: 700 sq ft (65.03 m<sup>2</sup>)

Rent: £40,950 pa (£58.50 psf)

April 2022

## 39 Great Portland Street

### Third Floor **Newly Refurbished**

Area: 730 sq ft (67.81 m<sup>2</sup>)

Rent: £42,705 pa (£58.50 psf)

## Kenilworth House, 79-80 Margaret Street

AVAILABLE Q4 2022

### First Floor (West) **Newly Refurbished**

Area: 730 sq ft (67.81 m<sup>2</sup>)

Rent: £42,705 pa (£58.50 psf)

### Third Floor (West) **Newly Refurbished**

Area: 740 sq ft (68.74 m<sup>2</sup>)

Rent: £43,290 pa (£58.50 psf)

## 20 Margaret Street

### Fifth Floor

Area: 750 sq ft (69.68 m<sup>2</sup>)

Rent: £43,500 pa (£58 psf)

## Kenilworth House, 79/80 Margaret Street

### Fifth Floor (East)

Area: 750 sq ft (69.67 m<sup>2</sup>)

Rent: £43,125 pa (£57.50 psf)

## 63/64 Margaret Street

### Third Floor (East)

Area: 770 sq ft (71.54 m<sup>2</sup>)

Rent: £43,890 pa (£57 psf)

## 50 Eastcastle Street

### Suite 303 **New Instruction**

Area: 790 sq ft (73.39 m<sup>2</sup>)

Rent: £47,400 pa (£60 psf)



April 2022

**107 Great Portland Street**

Showroom / Storage

**Bse & Part Ground Floor**Area: 800 sq ft (74.32 m<sup>2</sup>)

Rent: £POA

**50 Eastcastle Street****Suite 375 Newly Decorated**Area: 800 sq ft (74 m<sup>2</sup>)

Rent: £44,000 pa (£55 psf)

**20 Margaret Street****Fourth Floor New Instruction**Area: 800 sq ft (74 m<sup>2</sup>)

Rent: £46,000 pa (£57.50 psf)

## **801 - 1,000 sq ft**

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**15-16 Margaret Street****Fifth Floor**Area: 810 sq ft (75.25 m<sup>2</sup>)

Rent: £46,575 pa (£57.50 psf)

**107-109 Great Portland Street****Third Floor New Instruction**Area: 810 sq ft (75.25 m<sup>2</sup>)

Rent: £POA

April 2022

## 20 Margaret Street

### First Floor

Area: 810 sq ft (75.25 m<sup>2</sup>)

Rent: £46,575 pa (£57.50 psf)

### Second Floor

Area: 820 sq ft (76.18 m<sup>2</sup>)

Rent: £45,100 pa (£55 psf)

## 19 Margaret Street

### Fourth Floor **Newly Decorated**

Area: 830 sq ft (77.10 m<sup>2</sup>)

Rent: £47,725 pa (£57.50 psf)

### Third Floor **Newly Decorated**

Area: 840 sq ft (78.04 m<sup>2</sup>)

Rent: £48,300 pa (£57.50 psf)

## Wellbeck House, 66-67 Wells Street

### Fourth Floor **Newly Refurbished**

Area: 865 sq ft (80.36 m<sup>2</sup>)

Rent: £50,603 pa (£58.50 psf)

## Moray House, 23-35 Great Titchfield Street

### Suite 5, Second Floor **Newly Decorated**

Area: 865 sq ft (80.36 m<sup>2</sup>)

Rent: £56,225 pa (£65 psf)

## 63-64 Margaret Street

### Second Floor (East)

Area: 870 sq ft (80.82 m<sup>2</sup>)

Rent: £50,460 pa (£58 psf)

April 2022

## **Kenilworth House, 79-80 Margaret Street**

### **Fourth Floor (East)**

Area: 930 sq ft (86.39 m<sup>2</sup>)

Rent: £55,335 pa (£59.50 psf)

## **50 Eastcastle Street**

### **Suite 335 Newly Decorated**

Area: 940 sq ft (87.32 m<sup>2</sup>)

Rent: £54,050 pa (£57.50 psf)

## **22-25 Eastcastle Street**

### **Fourth Floor New Instruction**

Area: 960 sq ft (89.18 m<sup>2</sup>)

Rent: £POA

## **19 Margaret Street**

### **First Floor Newly Decorated**

Area: 980 sq ft (91.04 m<sup>2</sup>)

Rent: £56,350 pa (£57.50 psf)

## **Sackville House, 78 Margaret Street**

### **First Floor**

Area: 980 sq ft (91.04 m<sup>2</sup>)

Rent: £56,350 pa (£57.50 psf)

## **1,001 - 1,300 sq ft**

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### **Sackville House, 78 Margaret Street**

#### **Second Floor**

Area: 1,000 sq ft (92.90 m<sup>2</sup>)

Rent: £57,500 pa (£57.50 psf)

#### **Ground Floor**

Area: 1,010 sq ft (93.83 m<sup>2</sup>)

Rent: £58,075 pa (£57.50 psf)

### **Wellbeck House, 66-67 Wells Street**

#### **First Floor (Front) To Be Refurbished**

Area: 1,010 sq ft (93.83 m<sup>2</sup>)

Rent: £60,600 pa (£60 psf)

### **50 Eastcastle Street**

#### **Suite 120 New Instruction**

Area: 1,020 sq ft (94.76 m<sup>2</sup>)

Rent: £58,650 PA (£57.50 psf)

### **Kenilworth House, 79/80 Margaret Street**

#### **Third Floor (East)**

Area: 1,021 sq ft (94.85 m<sup>2</sup>)

Rent: £60,750 pa (£59.50 psf)

### **52-53 Margaret Street**

#### **Showroom**

#### **Basement Floor (East) Newly Decorated**

Area: 1,030 sq ft (95.69 m<sup>2</sup>)

Rent: £36,050 pa (£35 psf)

April 2022

**22-25 Eastcastle Street****First Floor (East) Newly Decorated**Area: 1,060 sq ft (98.47 m<sup>2</sup>)

Rent: £60,950 pa (£57.50 psf)

**Portland House, 4 Great Portland Street****Sixth Floor (East) New Instruction**Area: 1,070 sq ft (99.4 m<sup>2</sup>)

Rent: £POA

**167-169 Great Portland Street**

AVAILABLE Q4 2022

**Sixth Floor Newly Decorated**Area: 1,100 sq ft (102.19 m<sup>2</sup>)

Rent: £64,350 pa (£58.50 psf)

**Welbeck House, 66-67 Wells Street****Second Floor (Front) Newly Decorated**Area: 1,100 sq ft (102.19 m<sup>2</sup>)

Rent: £POA

**Devonshire House, 1 Devonshire Street****First Floor (North) New Cat A Refurbishment - AVAILABLE Q4 2022**Area: 1,110 sq ft (103.12 m<sup>2</sup>)

Rent: £72,150 pa (£65 psf)

**26 Eastcastle Street****Second Floor Newly Refurbished**Area: 1,110 sq ft (103.12 m<sup>2</sup>)

Rent: £64,380 pa (£58 psf)

April 2022

**22-25 Eastcastle Street**

Plug n' Play

**Second Floor (East) Newly Decorated**Area: 1,150 sq ft (106.83 m<sup>2</sup>)

Rent: £66,125 pa (£57.50 psf)

**Kenilworth House, 79/80 Margaret Street****Second Floor (East)**Area: 1,160 sq ft (107.76 m<sup>2</sup>)

Rent: £67,860 pa (£58.50 psf)

**75/77 Margaret Street****Second Floor (Rear)**Area: 1,160 sq ft (107.76 m<sup>2</sup>)

Rent: £63,800 pa (£55 psf)

**107-109 Great Portland Street****Fourth Floor**Area: 1,170 sq ft (109 m<sup>2</sup>)

Rent: £67,275 pa (£57.50 psf)

**75/77 Margaret Street****First Floor (Rear)**Area: 1,175 sq ft (109.16 m<sup>2</sup>)

Rent: £61,688 pa (£52.50 psf)

**111-113 Great Portland Street****Fourth Floor Newly Decorated**Area: 1,180 sq ft (109.62 m<sup>2</sup>)

Rent: £69,030 pa (£58.50 psf)

**Kenilworth House, 79-80 Margaret Street****First Floor (East) Newly Decorated**Area: 1,180 sq ft (109.62 m<sup>2</sup>)

Rent: £69,030 pa (£58.50 psf)

April 2022

**50 Eastcastle Street****Suite 100, First Floor Newly Refurbished**Area: 1,200 sq ft (111.48 m<sup>2</sup>)

Rent: £73,800 pa (£61.50 psf)

**15-16 Margaret Street****Third Floor**Area: 1,200 sq ft (111.48 m<sup>2</sup>)

Rent: £69,000 pa (£57.50 psf)

**73-75 Mortimer Street****Suite 6 (3rd Floor West)**Area: 1,210 sq ft (111.48 m<sup>2</sup>)

Rent: £70,180 pa (£58 psf)

**Radiant House, 34-38 Mortimer Street****Second Floor**Area: 1,230 sq ft (114.26 m<sup>2</sup>)

Rent: £71,955 pa (£58.50 psf)

**Third Floor New Instruction**Area: 1,230 sq ft (114.26 m<sup>2</sup>)

Rent: £POA

**85 Mortimer Street****First to Third Floors Newly Decorated**Area: 1,250 sq ft (116.12 m<sup>2</sup>)

Rent: £73,125 pa (£58.50 psf)

**111-113 Great Portland Street****Second Floor**Area: 1,270 sq ft (117.98 m<sup>2</sup>)

Rent: £73,025 pa (£57.50 psf)

## **1,301 - 1,500 sq ft**

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### **167-169 Great Portland Street**

AVAILABLE Q4 2022

#### **Third Floor** **Newly Decorated**

Area: 1,315 sq ft (122.17 m<sup>2</sup>)

Rent: £76,928 pa (£58.50 psf)

#### **First Floor**

Area: 1,350 sq ft (125.42 m<sup>2</sup>)

Rent: £78,975 pa (£58.50 psf)

### **Golderbrock House, 15-19 Great Titchfield Street**

#### **First Floor (Front)**

Area: 1,340 sq ft (124.48 m<sup>2</sup>)

Rent: £78,390 pa (£58.50 psf)

### **15-16 Margaret Street**

#### **Second Floor** **Under Offer**

Area: 1,340 sq ft (124.48 m<sup>2</sup>)

Rent: £77,050 pa (£57.50 psf)

### **73-75 Mortimer Street**

#### **Third Floor (East)** **New Instruction**

Area: 1,380 sq ft (128.20 m<sup>2</sup>)

Rent: £80,730 pa (£58.50 psf)

### **Devonshire House, 1 Devonshire Street**

#### **First Floor (South)** **Available Q4 2022**

Area: 1,400 sq ft (130.06 m<sup>2</sup>)

Rent: £POA



April 2022

**50 Eastcastle Street****Suite 396 New Instruction**Area: 1,400 sq ft (130.06 m<sup>2</sup>)

Rent: £83,300 pa (£59.50 psf)

**26 Eastcastle Street****First Floor**Area: 1,400 sq ft (130.06 m<sup>2</sup>)

Rent: £79,800 pa (£57 psf)

**Highlight House, 57 Margaret Street****First Floor**Area: 1,400 sq ft (130.06 m<sup>2</sup>)

Rent: £81,200 pa (£58 psf)

**Second Floor**Area: 1,410 sq ft (130.99 m<sup>2</sup>)

Rent: £81,780 pa (£58 psf)

**27-28 Eastcastle Street****First Floor**Area: 1,420 sq ft (131.92 m<sup>2</sup>)

Rent: £83,070 pa (£58.50 psf)

**Moray House, 23-35 Great Titchfield Street****Suite 1.1, First Floor**Area: 1,440 sq ft (133.77 m<sup>2</sup>)

Rent: £93,600 pa (£65 psf)

**42-48 Great Portland Street****Second Floor New Instruction**Area: 1,450 sq ft (134.71 m<sup>2</sup>)

Rent: £84,825 pa (£58.50 psf)

April 2022

**Third Floor**Area: 1,450 sq ft (134.71 m<sup>2</sup>)

Rent: £84,825 pa (£58.50 psf)

**Fourth Floor** **New Instruction**Area: 1,450 sq ft (134.71 m<sup>2</sup>)

Rent: £84,825 pa (£58.50 psf)

**167-169 Great Portland Street**

AVAILABLE Q4 2022

**Fourth Floor**Area: 1,480 sq ft (137.49 m<sup>2</sup>)

Rent: £86,580 pa (£58.50 psf)

**Kenilworth House, 79-80 Margaret Street**

F1 - Educational Use

**Basement Floor (East)**Area: 1,490 sq ft (138.42 m<sup>2</sup>)

Rent: £POA

## 1,501 - 2,000 sq ft

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**32-36 Great Portland Street****Fifth Floor** **Newly Refurbished**Area: 1,540 sq ft (143.06 m<sup>2</sup>)

Rent: £100,100 pa (£65 psf)

**73-75 Mortimer Street****First Floor (East)** **Newly Decorated**Area: 1,560 sq ft (144.92 m<sup>2</sup>)

Rent: £93,600 pa (£60 psf)

**32-36 Great Portland Street****Third Floor** **New Instruction**Area: 1,650 sq ft (153.28 m<sup>2</sup>)

Rent: £107,250 pa (£65 psf)

April 2022

**Portland House, 4 Great Portland Street****Third Floor (West) To Be Refurbished**Area: 1,670 sq ft (155.14 m<sup>2</sup>)

Rent: £97,695 pa (£58.50 psf)

**111-113 Great Portland Street****Third Floor Under Offer**Area: 1,675 sq ft (155.61 m<sup>2</sup>)

Rent: £96,313 pa (£57.50 psf)

**Great Titchfield House, 14-18 Great Titchfield Street****Fifth Floor Newly Decorated**Area: 1,680 sq ft (156.07 m<sup>2</sup>)

Rent: £99,960 pa (£59.50 psf)

**Chesterfield House, 385 Euston Road****Fourth Floor**Area: 1,760 sq ft (163.50 m<sup>2</sup>)

Rent: £107,360 pa (£61 psf)

**76 Great Portland Street****First-Fourth Floors Undergoing Refurbishment**Area: 1,765 sq ft (163.95 m<sup>2</sup>)

Rent: £95,310 pa (£54 psf)

**Tennyson House, 159-165 Great Portland Street****Fourth Floor (South) New Instruction**Area: 1,820 sq ft (169.08 m<sup>2</sup>)

Rent: £106,470 pa (£58.50 psf)

April 2022

**Julco House, 26-28 Great Portland Street****Third Floor Newly Refurbished - UNDER OFFER**Area: 1,850 sq ft (171.86 m<sup>2</sup>)

Rent: £120,250 pa (£65 psf)

**Northumberland House, 155-157 Great Portland Street**

Plug n' Play

**First Floor Under Offer**Area: 1,870 sq ft (173.72 m<sup>2</sup>)

Rent: £109,395 pa (£58.50 psf)

**Tennyson House, 159-165 Great Portland Street****Second Floor (North) To Be Refurbished**Area: 1,880 sq ft (174.65 m<sup>2</sup>)

Rent: £POA

**42-48 Great Portland Street****First Floor**Area: 1,890 sq ft (175.59 m<sup>2</sup>)

Rent: £112,455 pa (£59.50 psf)

**Northumberland House, 155-157 Great Portland Street**

Plug n' Play

**Second Floor New Instruction**Area: 1,950 sq ft (181.15m<sup>2</sup>)

Rent: £119,925 pa (£61.50 psf)

## **2,001 - 2,500 sq ft**

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### **Great Titchfield House, 14-18 Great Titchfield Street**

#### **Second Floor To Be Refurbished**

Area: 2,030 sq ft (188.59 m<sup>2</sup>)

Rent: £118,755 pa (£58.50 psf)

#### **Third Floor To be Refurbished**

Area: 2,030 sq ft (188.59 m<sup>2</sup>)

Rent: £118,755 pa (£58.50 psf)

#### **First Floor**

Area: 2,040 sq ft (189.52 m<sup>2</sup>)

Rent: £POA

### **Moray House, 23-35 Great Titchfield Street**

#### **Sixth Floor**

Area: 2,050 sq ft (190.45 m<sup>2</sup>)

Rent: £133,250 pa (£65 psf)

### **Northumberland House, 155-157 Great Portland Street**

#### **Fourth Floor**

Area: 2,050 sq ft (190.45 m<sup>2</sup>)

Rent: £128,125 pa (£62.50 psf)

### **15-16 Margaret Street**

#### **Lower Ground Floor**

Area: 2,160 sq ft (200.66 m<sup>2</sup>)

Rent: £54,000 pa (£25 psf)

### **22-25 Eastcastle Street**

#### **First Floor (West)**

Area: 2,190 sq ft (203.45 m<sup>2</sup>)

Rent: £134,685 pa (£61.50 psf)

April 2022

**Circus House, 21 Great Titchfield Street****Fourth Floor**Area: 2,250 sq ft (209.03 m<sup>2</sup>)

Rent: £130,500 pa (£58 psf)

**Radiant House, 34-38 Mortimer Street****Part Ground, 1st to 4th Floors Newly Refurbished**Area: 2,270 sq ft (210.88 m<sup>2</sup>)

Rent: £POA

**Circus House, 21 Great Titchfield Street****First Floor To Be Refurbished**Area: 2,350 sq ft (217.86 m<sup>2</sup>)

Rent: £136,300 pa (£58 psf)

**13-14 Margaret Street****First Floor Under Offer**Area: 2,400 sq ft (222.96 m<sup>2</sup>)

Rent: £POA

**Devon House, 171-177 Great Portland Street****Cat A Refurbishment****Third Floor**Area: 2,465 sq ft (229.01 m<sup>2</sup>)

Rent: £166,388 pa (£67.50 psf)

**Cat A Refurbishment****Fifth-Sixth Floor**Area: 2,500 sq ft (232.26 m<sup>2</sup>)

Rent: £162,500 pa (£65 psf)

April 2022

## 2,501 - 5,000 sq ft

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### Devon House, 171-177 Great Portland Street

#### Fourth Floor **Cat A Refurbishment**

Area: 2,545 sq ft (236.44 m<sup>2</sup>)

Rent: £165,425 pa (£65 psf)

### 244-248 Great Portland Street

#### Part Ground, First & Second Floor **Newly Decorated**

Area: 2,600 sq ft (241.54 m<sup>2</sup>)

Rent: £156,000 pa (£60 psf)

### Radiant House, 34-38 Mortimer Street

#### Ground Floor & Basement

Area: 2,700 sq ft (247.12 m<sup>2</sup>)

Rent: £120,285 pa (£44.55 psf)

### 19-21 Great Portland Street

Plug n' Play

#### Third Floor **Newly Refurbished**

Area: 2,710 sq ft (251.76 m<sup>2</sup>)

Rent: £166,665 pa (£61.50 psf)

### 47-50 Margaret Street

#### Second Floor (East) **Newly Refurbished**

Area: 2,920 sq ft (271.27 m<sup>2</sup>)

Rent: £179,580 pa (£61.50 psf)

### 146-148 Oxford Street

Use Class E / F1

#### First to Fourth Floors

Area: 3,000 sq ft (278.70 m<sup>2</sup>)

Rent: £145,500 pa (£48.50 psf)

April 2022

**Threeways House, 40-41 Clipstone Street****Basement (East) New Instruction**Area: 3,140 sq ft (291.71 m<sup>2</sup>)

Rent: £102,050 pa (£32.50 psf)

**Moray House, 23-35 Great Titchfield Street****Fifth Floor**Area: 3,250 sq ft (301.93 m<sup>2</sup>)

Rent: £211,250 pa (£65 psf)

**50 Eastcastle Street****Suite 210, Second Floor Newly Decorated**Area: 3,470 sq ft (322.37 m<sup>2</sup>)

Rent: £202,995 pa (£58.50 psf)

**Suite 395**Area: 3,500 sq ft (325.16 m<sup>2</sup>)

Rent: £204,750 pa (£58.50 psf)

**Suite 360, Third Floor**Area: 3,560 sq ft (330.73 m<sup>2</sup>)

Rent: £208,260 pa (£58.50 psf)

**13-14 Margaret Street****First Floor**Area: 4,000 sq ft (371.60 m<sup>2</sup>)

Rent: £254,00 pa (£63.50 psf)

**Circus House, 21 Great Titchfield Street****Second & Third Floors**Area: 4,600 sq ft (425.49 m<sup>2</sup>)

Rent: £273,700 pa (£59.50 psf)



April 2022

## 5,001 + sq ft

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### Threeways House, 44 Clipstone Street

#### Third Floor

Area: 5,350 sq ft (497 m<sup>2</sup>)

Rent: £347,750 pa (£65 psf)

### 50 Eastcastle Street

#### Suite 150 **Newly Refurbished**

Area: 6,700 sq ft (622.44 m<sup>2</sup>)

Rent: £388,600 pa (£58 psf)

#### Plug n' Play

#### Suite 320

Area: 6,900 sq ft (641 m<sup>2</sup>)

Rent: £438,150 pa (£63.50 psf)

### 22-23 Little Portland Street

#### Whole Building

Area: circa. 9,900 sq ft (919.73 m<sup>2</sup>)

Rent: On Application

### 93 Mortimer St / 43 Great Portland Street

#### Mixed Use

#### Whole Building

Area: 11,930 sq ft (1,108.33 m<sup>2</sup>)

Rent: £700,052 pa (£58.68 psf)

### 10 Great Castle Street

#### Whole Building **Cat A Refurbishment - UNDER OFFER**

Area: circa. 12,540 sq ft (1,165 m<sup>2</sup>)

Rent: On Application