



THE LANGHAM ESTATE

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- Class E & Showrooms Property List
- Plug n' Play Office List
- 50 Eastcastle Street Building Brochure

Availability List

**AUGUST
2022**

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

020 7580 5656

LanghamEstate.com | MyNoho.co.uk



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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.

OFFICES TO LET

200 - 500 sq ft

17-18 Margaret Street

Third Floor (R/N)

Area: 130 sq ft (12.07 m²)

Rent: £7,995 pa (£61.50 psf)

Welbeck House, 66-67 Wells Street

First Floor (Rear)

Area: 250 sq ft (23.22 m²)

Rent: £POA

Second Floor (Rear) **Undergoing Refurbishment**

Area: 250 sq ft (23.22 m²)

Rent: £POA

17-18 Margaret Street

Fourth Floor (Rear West)

Area: 285 sq ft (26.48 m²)

Rent: £16,530 pa (£58 psf)

50 Great Portland Street

Second Floor

Area: 300 sq ft (27.87 m²)

Rent: £16,500 pa (£55 psf)

51 Great Portland Street

Second Floor

Area: 325 sq ft (30.19 m²)

Rent: £18,200 pa (£56 psf)

53 Great Portland Street

Third Floor **Under Offer**

Area: 325 sq ft (30.19 m²)

Rent: £16,900 pa (£52 psf)

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65 Margaret Street

Third Floor **Newly Decorated**

Area: 350 sq ft (32.51 m²)

Rent: £20,475 pa (£58.50 psf)

47/50 Margaret Street

Fourth Floor (West) **Newly Decorated**

Area: 355 sq ft (32.99 m²)

Rent: £20,768 pa (£58.50 psf)

53 Great Portland Street

First Floor

Area: 370 sq ft (34.37 m²)

Rent: £20,350 pa (£55 psf)

65 Margaret Street

Second Floor **Newly Refurbished**

Area: 375 sq ft (34.83 m²)

Rent: £21,938 pa (£58.50 psf)

47-50 Margaret Street

First Floor (West) **New Decorated**

Area: 380 sq ft (35.30 m²)

Rent: £22,230 pa (£58.50 psf)

Windsor House, 40-41 Great Castle Street

Fourth Floor **Undergoing Refurbishment**

Area: 400 sq ft (37.16 m²)

Rent: £POA

22-25 Eastcastle Street

Third Floor (East) **Newly Decorated**

Area: 420 sq ft (39 m²)

Rent: £24,150 pa (£57.50 psf)

9 Little Portland Street

Second Floor

Area: 440 sq ft (40.88 m²)

Rent: £25,300 pa (£57.50 psf)

50 Eastcastle Street

Suite 398 **Newly Decorated**

Area: 445 sq ft (41.34 m²)

Rent: £24,475 pa (£55 psf)

51/53 Margaret Street

First Floor (West) **Newly Decorated**

Area: 450 sq ft (41.81 m²)

Rent: £26,325 pa (£58.50 psf)

Fourth Floor (West) **Newly Decorated**

Area: 450 sq ft (41.81 m²)

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 m²)

Rent: £26,618 pa (£58.50 psf)

9 Little Portland Street

First Floor

Area: 455 sq ft (42.27 m²)

Rent: £26,163 pa (£57.50 psf)

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50 Eastcastle Street**Suite 380**Area: 480 sq ft (44.60 m²)

Rent: £26,400 pa (£55 psf)

Suite 350, Third FloorArea: 490 sq ft (45.53 m²)

Rent: £26,460 pa (£54 psf)

51/53 Margaret Street**Second Floor (West) Newly Decorated**Area: 500 sq ft (46.45 m²)

Rent: £29,250 pa (£58.50 psf)

Third Floor (West) Newly DecoratedArea: 510 sq ft (47.38 m²)

Rent: £29,835 pa (£58.50 psf)

501 - 800 sq ft

63/64 Margaret Street**Fifth Floor (West) Undergoing Refurbishment**Area: 520 sq ft (48.30 m²)

Rent: £30,160 pa (£58 psf)

Golderbrock House, 21 Great Titchfield St**First Floor (Rear) Newly Decorated**Area: 530 sq ft (49.23 m²)

Rent: £POA

Ground Floor (Rear)Area: 540 sq ft (50.16 m²)

Rent: £29,700 pa (£55 psf)

20 Great Portland Street**First Floor (Front)**Area: 560 sq ft (52.03 m²)

Rent: £32,480 pa (£58 psf)

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51/53 Margaret Street

Fourth Floor (East) Newly Refurbished

Area: 590 sq ft (54.82 m²)

Rent: £34,515 pa (£58.50 psf)

Third Floor (East) Newly Decorated - UNDER OFFER

Area: 600 sq ft (55.74 m²)

Rent: £35,100 pa (£58.50 psf)

Kenilworth House, 79-80 Margaret Street

Fourth Floor (West)

Area: 615 sq ft (57.13 m²)

Rent: £35,978 pa (£58.50 psf)

63/64 Margaret Street

Third Floor (West)

Area: 640 sq ft (58.53 m²)

Rent: £36,480 pa (£57 psf)

17-18 Margaret Street

Fourth Floor (West)

Area: 660 sq ft (61.31 m²)

Rent: £38,610 pa (£58.50 psf)

63-64 Margaret Street

Second Floor (West)

Area: 700 sq ft (65.03 m²)

Rent: £39,900 pa (£57.50 psf)

47-50 Margaret Street

Fourth Floor (East) Under Offer

Area: 700 sq ft (65.03 m²)

Rent: £40,250 pa (£58.50 psf)

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63-64 Margaret Street

Third Floor (West) **New Instruction**

Area: 720 sq ft (66.88 m²)

Rent: £POA

42-48 Great Portland Street

Plug

n' Play

Fifth Floor

Area: 730 sq ft (67.81 m²)

Rent: £POA

39 Great Portland Street

First Floor **New Instruction**

Area: 730 sq ft (67.81 m²)

Rent: £43,800 (£60 psf)

Kenilworth House, 79-80 Margaret Street

AVAILABLE Q4 2022

First Floor (West) **Newly Refurbished**

Area: 730 sq ft (67.81 m²)

Rent: £42,705 pa (£58.50 psf)

Third Floor (West) **Newly Refurbished**

Area: 740 sq ft (68.74 m²)

Rent: £43,290 pa (£58.50 psf)

20 Margaret Street

Fifth Floor

Area: 750 sq ft (69.68 m²)

Rent: £43,500 pa (£58 psf)

Kenilworth House, 79/80 Margaret Street

Fifth Floor (East)

Area: 750 sq ft (69.67 m²)

Rent: £43,125 pa (£57.50 psf)

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63/64 Margaret Street

Fifth Floor (East) **New Instruction**

Area: 750 sq ft (69.67 m²)

Rent: £43,125 pa (£57.50 psf)

Third Floor (East)

Area: 770 sq ft (71.54 m²)

Rent: £43,890 pa (£57 psf)

50 Eastcastle Street

Suite 303 **Under Offer**

Area: 790 sq ft (73.39 m²)

Rent: £47,400 pa (£60 psf)

107 Great Portland Street

Showroom / Storage

Bse & Part Ground Floor

Area: 800 sq ft (74.32 m²)

Rent: £POA

50 Eastcastle Street

Suite 375 **Newly Decorated**

Area: 800 sq ft (74 m²)

Rent: £44,000 pa (£55 psf)

20 Margaret Street

Fourth Floor **New Instruction**

Area: 800 sq ft (74 m²)

Rent: £46,000 pa (£57.50 psf)

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801 - 1,000 sq ft

15-16 Margaret Street

Fifth Floor

Area: 810 sq ft (75.25 m²)

Rent: £46,575 pa (£57.50 psf)

107-109 Great Portland Street

Third Floor **Under Offer**

Area: 810 sq ft (75.25 m²)

Rent: £POA

20 Margaret Street

First Floor

Area: 810 sq ft (75.25 m²)

Rent: £46,575 pa (£57.50 psf)

Second Floor

Area: 820 sq ft (76.18 m²)

Rent: £45,100 pa (£57.50 psf)

53 Wells Street

Basement - **New Instruction**

Area: 825 sq ft (76.64 m²)

Rent: £28,875 pa (£35 psf)

19 Margaret Street

Fourth Floor **Newly Decorated**

Area: 830 sq ft (77.10 m²)

Rent: £47,725 pa (£57.50 psf)

Third Floor **Newly Decorated**

Area: 840 sq ft (78.04 m²)

Rent: £48,300 pa (£57.50 psf)

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Wellbeck House, 66-67 Wells Street

Fourth Floor Newly Refurbished

Area: 865 sq ft (80.36 m²)

Rent: £50,603 pa (£58.50 psf)

Moray House, 23-35 Great Titchfield Street

Suite 5, Second Floor Under Offer

Area: 865 sq ft (80.36 m²)

Rent: £56,225 pa (£65 psf)

63-64 Margaret Street

Second Floor (East)

Area: 870 sq ft (80.82 m²)

Rent: £50,460 pa (£58 psf)

Kenilworth House, 79-80 Margaret Street

Fourth Floor (East)

Area: 930 sq ft (86.39 m²)

Rent: £55,335 pa (£59.50 psf)

50 Eastcastle Street

Suite 335 Newly Decorated

Area: 940 sq ft (87.32 m²)

Rent: £54,050 pa (£57.50 psf)

22-25 Eastcastle Street

Fourth Floor New Instruction

Area: 960 sq ft (89.18 m²)

Rent: £POA

19 Margaret Street

First Floor Newly Decorated

Area: 980 sq ft (91.04 m²)

Rent: £56,350 pa (£57.50 psf)

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Sackville House, 78 Margaret Street

First Floor

Area: 980 sq ft (91.04 m²)

Rent: £56,350 pa (£57.50 psf)

1,001 - 1,300 sq ft

Sackville House, 78 Margaret Street

Second Floor

Area: 1,000 sq ft (92.90 m²)

Rent: £57,500 pa (£57.50 psf)

Ground Floor

Area: 1,010 sq ft (93.83 m²)

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 m²)

Rent: £60,600 pa (£60 psf)

50 Eastcastle Street

Suite 120 **New Instruction**

Area: 1,020 sq ft (94.76 m²)

Rent: £58,650 PA (£57.50 psf)

Kenilworth House, 79/80 Margaret Street

Third Floor (East)

Area: 1,021 sq ft (94.85 m²)

Rent: £60,750 pa (£59.50 psf)

52-53 Margaret Street

Showroom

Basement Floor (East) **Newly Decorated**

Area: 1,030 sq ft (95.69 m²)

Rent: £36,050 pa (£35 psf)

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22-25 Eastcastle Street

First Floor (East) **Newly Decorated**

Area: 1,060 sq ft (98.47 m²)

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 m²)

Rent: £POA

167-169 Great Portland Street

AVAILABLE Q4 2022

Sixth Floor **Newly Decorated**

Area: 1,100 sq ft (102.19 m²)

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 m²)

Rent: £POA

Devonshire House, 1 Devonshire Street

First Floor (North) **New Cat A Refurbishment - AVAILABLE Q4 2022**

Area: 1,110 sq ft (103.12 m²)

Rent: £72,150 pa (£65 psf)

26 Eastcastle Street

Second Floor **Newly Refurbished**

Area: 1,110 sq ft (103.12 m²)

Rent: £64,380 pa (£58 psf)

Kenilworth House, 79/80 Margaret Street

Second Floor (East)

Area: 1,160 sq ft (107.76 m²)
Rent: £67,860 pa (£58.50 psf)

75/77 Margaret Street

Second Floor (Rear)

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

107-109 Great Portland Street

Fourth Floor

Area: 1,170 sq ft (109 m²)
Rent: £67,275 pa (57.50 psf)

75/77 Margaret Street

First Floor (Rear)

Area: 1,175 sq ft (109.16 m²)
Rent: £61,688 pa (£52.50 psf)

111-113 Great Portland Street

Fourth Floor Newly Decorated

Area: 1,180 sq ft (109.62 m²)
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 m²)
Rent: £69,030 pa (58.50 psf)

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15-16 Margaret Street

Third Floor

Area: 1,200 sq ft (111.48 m²)
Rent: £69,000 pa (£57.50 psf)

73-75 Mortimer Street

Suite 6 (3rd Floor West) **Under Offer**

Area: 1,210 sq ft (111.48 m²)
Rent: £70,180 pa (£58 psf)

Radiant House, 34-38 Mortimer Street

Second Floor

Area: 1,230 sq ft (114.26 m²)
Rent: £71,955 pa (£58.50 psf)

Third Floor

Area: 1,230 sq ft (114.26 m²)
Rent: £POA

111-113 Great Portland Street

Second Floor

Area: 1,270 sq ft (117.98 m²)
Rent: £73,025 pa (£57.50 psf)

21 Little Portland Street

First Floor **To Be Referred**

Area: 1,290 sq ft (119.84 m²)
Rent: £75,465 pa (£58.50 psf)

1,301 - 1,500 sq ft

167-169 Great Portland Street

AVAILABLE Q4 2022

Third Floor **Newly Decorated**

Area: 1,315 sq ft (122.17 m²)

Rent: £76,928 pa (£58.50 psf)

First Floor

Area: 1,350 sq ft (125.42 m²)

Rent: £78,975 pa (£58.50 psf)

Golderbrock House, 15-19 Great Titchfield Street

First Floor (Front)

Area: 1,340 sq ft (124.48 m²)

Rent: £78,390 pa (£58.50 psf)

73-75 Mortimer Street

Third Floor (East) **New Instruction**

Area: 1,380 sq ft (128.20 m²)

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 m²)

Rent: £POA

50 Eastcastle Street

Suite 396

Area: 1,400 sq ft (130.06 m²)

Rent: £83,300 pa (£59.50 psf)

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26 Eastcastle Street

First Floor

Area: 1,400 sq ft (130.06 m²)

Rent: £79,800 pa (£57 psf)

Highlight House, 57 Margaret Street

First Floor

Area: 1,400 sq ft (130.06 m²)

Rent: £81,200 pa (£58 psf)

Second Floor

Area: 1,410 sq ft (130.99 m²)

Rent: £81,780 pa (£58 psf)

27-28 Eastcastle Street

First Floor

Area: 1,420 sq ft (131.92 m²)

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 m²)

Rent: £93,600 pa (£65 psf)

42-48 Great Portland Street

Second Floor **New Instruction**

Area: 1,450 sq ft (134.71 m²)

Rent: £84,825 pa (£58.50 psf)

Third Floor - **Under Offer**

Area: 1,450 sq ft (134.71 m²)

Rent: £84,825 pa (£58.50 psf)

Fourth Floor **New Instruction**

Area: 1,450 sq ft (134.71 m²)

Rent: £84,825 pa (£58.50 psf)

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167-169 Great Portland Street

AVAILABLE Q4 2022

Fourth Floor

Area: 1,480 sq ft (137.49 m²)

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 m²)

Rent: £POA

1,501 - 2,000 sq ft

32-36 Great Portland Street

Fifth Floor **Newly Refurbished**

Area: 1,540 sq ft (143.06 m²)

Rent: £100,100 pa (£65 psf)

15-16 Margaret Street

First Floor **New Instruction**

Area: 1,560 sq ft (114.92 m²)

Rent: £89,700 pa (£57.50 psf)

Third Floor **New Instruction**

Area: 1,650 sq ft (153.28 m²)

Rent: £107,250 pa (£65 psf)

32-36 Great Portland Street

Third Floor **New Instruction**

Area: 1,650 sq ft (153.29 m²)

Rent: £107,250 pa (£65 psf)

Portland House, 4 Great Portland Street

Third Floor (West) **Under Offer**

Area: 1,670 sq ft (155.14 m²)

Rent: £97,695 pa (£58.50 psf)

Great Titchfield House, 14-18 Great Titchfield Street

Fifth Floor **Under Offer**

Area: 1,680 sq ft (156.07 m²)

Rent: £99,960 pa (£59.50 psf)

Chesterfield House, 385 Euston Road

Fourth Floor

Area: 1,760 sq ft (163.50 m²)

Rent: £107,360 pa (£61 psf)

76 Great Portland Street

First-Fourth Floors **Undergoing Refurbishment**

Area: 1,765 sq ft (163.95 m²)

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 m²)

Rent: £106,470 pa (£58.50 psf)

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Julco House, 26-28 Great Portland Street

Plug n' Play

Third Floor

Area: 1,850 sq ft (171.86 m²)

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 m²)

Rent: £109,395 pa (£58.50 psf)

Tennyson House, 159-165 Great Portland Street

Second Floor (North) To Be Refurbished

Area: 1,885 sq ft (175.22 m²)

Rent: £110,565 (£58.50 psf)

Second Floor (South) To Be Refurbished

Area: 1,880 sq ft (174.65 m²)

Rent: £110,565 (£58.50 psf)

Moray House

Unit C Ground & Basement New Instruction

Area: 1,880 sq ft (174.66 m²)

Rent: £112,455 pa (£59.50 psf)

42-48 Great Portland Street

First Floor

Area: 1,890 sq ft (175.59 m²)

Rent: £112,455 pa (£59.50 psf)

Northumberland House, 155-157 Great Portland Street

Plug n' Play

Second Floor

Area: 1,950 sq ft (181.15m²)

Rent: £119,925 pa (£61.50 psf)

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2,001 - 2,500 sq ft

Great Titchfield House, 14-18 Great Titchfield Street

Third Floor Newly Refurbished

Area: 2,030 sq ft (188.59 m²)

Rent: £126,875 pa (£62.50 psf)

First Floor Under Offer

Area: 2,040 sq ft (189.52 m²)

Rent: £127,500 pa (£62.50 psf)

Moray House, 23-35 Great Titchfield Street

Sixth Floor

Area: 2,050 sq ft (190.45 m²)

Rent: £133,250 pa (£65 psf)

Northumberland House, 155-157 Great Portland Street

Fourth Floor

Area: 2,050 sq ft (190.45 m²)

Rent: £128,125 pa (£62.50 psf)

75-77 Margaret Street

Fourth Floor New Instruction

Area: 2,050 sq ft (190.45 m²)

Rent: £121,975 pa (£59.50 psf)

15-16 Margaret Street

Lower Ground Floor

Area: 2,160 sq ft (200.66 m²)

Rent: £54,000 pa (£25 psf)

22-25 Eastcastle Street

First Floor (West)

Area: 2,190 sq ft (203.45 m²)

Rent: £134,685 pa (£61.50 psf)

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Circus House, 21 Great Titchfield Street

Fourth Floor

Area: 2,250 sq ft (209.03 m²)

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 m²)

Rent: £POA

32/36 Great Portland Street

First Floor New Instruction

Area: 2,280 sq ft (211.82 m²)

Rent: POA

Circus House, 21 Great Titchfield Street

First Floor Under Offer

Area: 2,350 sq ft (217.86 m²)

Rent: £136,300 pa (£58 psf)

Devon House, 171-177 Great Portland Street

Third Floor Under Offer

Area: 2,465 sq ft (229.01 m²)

Rent: £166,388 pa (£67.50 psf)

Fifth-Sixth Floor Under Offer

Area: 2,500 sq ft (232.26 m²)

Rent: £162,500 pa (£65 psf)

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2,501 - 5,000 sq ft

Devon House, 171-177 Great Portland Street

Plug n' Play

Fourth Floor

Area: 2,545 sq ft (236.44 m²)

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 m²)

Rent: £156,000 pa (£60 psf)

Radiant House, 34-38 Mortimer Street

Ground Floor & Basement

Area: 2,700 sq ft (247.12 m²)

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 m²)

Rent: £166,665 pa (£61.50 psf)

Threeways House, 40-44 Clipstone Street

Plug n' Play

Third Floor **Newly Refurbished**

Area: 2,800 sq ft (260.12 m²)

Rent: £182,000 pa (£65 psf)

47-50 Margaret Street

Second Floor (East) **Newly Refurbished**

Area: 2,920 sq ft (271.27 m²)

Rent: £179,580 pa (£61.50 psf)

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146-148 Oxford Street

Use Class E / F1

First to Fourth Floors

Area: 3,000 sq ft (278.70 m²)

Rent: £145,500 pa (£48.50 psf)

Threeways House, 40-44 Clipstone Street

Basement (East) New Instruction

Area: 3,140 sq ft (291.71 m²)

Rent: £102,050 pa (£32.50 psf)

Moray House, 23-35 Great Titchfield Street

Fifth Floor Under Offer

Area: 3,250 sq ft (301.93 m²)

Rent: £211,250 pa (£65 psf)

50 Eastcastle Street

Suite 395

Area: 3,500 sq ft (325.16 m²)

Rent: £204,750 pa (£58.50 psf)

Suite 360, Third Floor Under Offer

Area: 3,560 sq ft (330.73 m²)

Rent: £208,260 pa (£58.50 psf)

Circus House, 21 Great Titchfield Street

Second & Third Floors

Area: 4,600 sq ft (425.49 m²)

Rent: £273,700 pa (£59.50 psf)

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5,001 + sq ft

Threeways House, 40-44 Clipstone Street

Third Floor Under Offer

Area: 5,350 sq ft (497 m²)

Rent: £347,750 pa (£65 psf)

50 Eastcastle Street

Suite 150 Newly Refurbished

Area: 6,700 sq ft (622.44 m²)

Rent: £388,600 pa (£58 psf)

Suite 320

Plug n' Play

Area: 6,900 sq ft (641 m²)

Rent: £438,150 pa (£63.50 psf)

22-23 Little Portland Street

Whole Building

Area: circa. 9,900 sq ft (919.73 m²)

Rent: On Application

93 Mortimer St / 43 Great Portland Street

Mixed Use

Whole Building Under Offer

Area: 11,930 sq ft (1,108.33 m²)

Rent: £700,052 pa (£58.68 psf)

For retail, restaurants, showrooms, residential and storage, please contact us for a full availability list.

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