



THE LANGHAM ESTATE

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Availability List  
**NOVEMBER  
2022**

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**Offices | Retail | Restaurants | Showrooms | Residential | Storage**

Langham Estate Management Ltd, London House, 9A Margaret Street, London W1W 8RJ

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## OFFICES TO LET

### 200 - 500 sq ft

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#### 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)

#### 51 Great Portland Street

##### Second Floor

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

Rent: £18,200 pa (£56 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)

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## 53 Great Portland Street

### First Floor

Area: 370 sq ft (34.37 m<sup>2</sup>)  
Rent: £20,350 pa (£55 psf)

## Windsor House, 40-41 Great Castle Street

### Fourth Floor **Undergoing Refurbishment**

Area: 400 sq ft (37.16 m<sup>2</sup>)  
Rent: £POA

## 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)

## 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)

## 9 Little Portland Street

### First Floor

Area: 455 sq ft (42.27 m<sup>2</sup>)  
Rent: £26,163 pa (£57.50 psf)

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### **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)

### **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 Street**

#### **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)

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### **51/53 Margaret Street**

#### **Fourth Floor (East) Under Offer**

Area: 590 sq ft (54.82 m<sup>2</sup>)

Rent: £34,515 pa (£58.50 psf)

#### **Third Floor (East) Newly Decorated - Under Offer**

Area: 600 sq ft (55.74 m<sup>2</sup>)

Rent: £35,100 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**

#### **Second Floor (West)**

Area: 700 sq ft (65.03 m<sup>2</sup>)

Rent: £39,900 pa (£57.50 psf)

### **47-50 Margaret Street**

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

Area: 700 sq ft (65.03 m<sup>2</sup>)

Rent: £40,250 pa (£58.50 psf)

### **63-64 Margaret Street**

#### **Third Floor (West)**

Area: 640sq ft (66.88 m<sup>2</sup>)

Rent: £POA

## 42-48 Great Portland Street

Plug n' Play

### Fifth Floor

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

Rent: £POA

## 20 Margaret Street

### Fifth Floor

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

Rent: £43,500 pa (£58 psf)

## 63/64 Margaret Street

### Fifth Floor (East)

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

Rent: £43,125 pa (£57.50 psf)

### Third Floor (East)

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

Rent: £43,890 pa (£57 psf)

## 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

Area: 800 sq ft (74 m<sup>2</sup>)

Rent: £46,000 pa (£57.50 psf)

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## 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)

### 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 (£57.50 psf)

### 53 Wells Street

#### Basement

Area: 825 sq ft (76.64 m<sup>2</sup>)

Rent: £28,875 pa (£35 psf)

### 19 Margaret Street

#### Third Floor **Under Offer**

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

Rent: £48,300 pa (£57.50 psf)

### Welbeck 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

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

Rent: £56,225 pa (£65 psf)

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### **63-64 Margaret Street**

#### **Second Floor (East)**

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

Rent: £50,460 pa (£58 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**

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)

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### **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**

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

Rent: £60,690 PA (£59.50 psf)

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

Showroom

#### **Basement Floor (East) Under Offer**

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

Rent: £36,050 pa (£35 psf)

### **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

### **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**

Area: 1,110 sq ft (103.12 m<sup>2</sup>)

Rent: £72,150 pa (£65 psf)

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## 26 Eastcastle Street

### Second Floor **Newly Refurbished**

Area: 1,110 sq ft (103.12 m<sup>2</sup>)

Rent: £64,380 pa (£58 psf)

## 3-4 Bywell Place

### Ground Floor & Basement **New Instruction**

Area: 1,130 sq ft (104.98 m<sup>2</sup>)

Rent: £50,000 pa (£44.24 psf)

## 75/77 Margaret Street

### Second Floor (Rear) **To Be Refurbished**

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)

## 15-16 Margaret Street

### Third Floor

Area: 1,200 sq ft (111.48 m<sup>2</sup>)

Rent: £69,000 pa (£57.50 psf)

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## 73-75 Mortimer Street

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

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

Area: 1,230 sq ft (114.26 m<sup>2</sup>)

Rent: £POA

## 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)

## 21 Little Portland Street

### First Floor **To Be Referred**

Area: 1,290 sq ft (119.84 m<sup>2</sup>)

Rent: £75,465 pa (£58.50 psf)

## 1,301 - 1,500 sq ft

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## 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)

## 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

## 50 Eastcastle Street

### Suite 396

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)

## 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)

### 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)

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## 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)

### 15-16 Margaret Street

#### First Floor

Area: 1,560 sq ft (144.92 m<sup>2</sup>)

Rent: £89,700 pa (£57.50 psf)

#### Third Floor

Area: 1,650 sq ft (153.28 m<sup>2</sup>)

Rent: £107,250 pa (£65 psf)

### 32-36 Great Portland Street

#### Third Floor

Area: 1,650 sq ft (153.29 m<sup>2</sup>)

Rent: £107,250 pa (£65 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)

Area: 1,820 sq ft (169.08 m<sup>2</sup>)

Rent: £106,470 pa (£58.50 psf)

### **Julco House, 26-28 Great Portland Street**

Plug n' Play

**Third Floor 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: 1,885 sq ft (175.22 m<sup>2</sup>)

Rent: £110,565 (£58.50 psf)

**Second Floor (South) To Be Refurbished**

Area: 1,880 sq ft (174.65 m<sup>2</sup>)

Rent: £110,565 (£58.50 psf)

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

**Unit C Ground & Basement**

Area: 1,880 sq ft (174.66 m<sup>2</sup>)

Rent: £112,455 pa (£59.50 psf)

### **42-48 Great Portland Street**

**First Floor Under Offer**

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**

Area: 1,950 sq ft (181.15m<sup>2</sup>)

Rent: £119,925 pa (£61.50 psf)

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## 2,001 - 2,500 sq ft

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

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

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

Rent: £126,875 pa (£62.50 psf)

#### First Floor

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

Rent: £127,500 pa (£62.50 psf)

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

#### Sixth Floor **Undergoing Refurbishment**

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 **Newly Refurbished**

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

Rent: £128,125 pa (£62.50 psf)

### 75-77 Margaret Street

#### Fourth Floor **New Instruction**

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

Rent: £121,975 pa (£59.50 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) **Undergoing Refurbishment**

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

Rent: £134,685 pa (£61.50 psf)

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### **Circus House, 21 Great Titchfield Street**

**Fourth Floor Under Offer**

Area: 2,250 sq ft (209.03 m<sup>2</sup>)  
Rent: £151,875 pa (£67.50 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

### **32/36 Great Portland Street**

**First Floor To Be Refurbished**

Area: 2,280 sq ft (211.82 m<sup>2</sup>)  
Rent: POA

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

**Third Floor Under Offer**

Area: 2,465 sq ft (229.01 m<sup>2</sup>)  
Rent: £166,388 pa (£67.50 psf)

**Fifth-Sixth Floor**

Area: 2,500 sq ft (232.26 m<sup>2</sup>)  
Rent: £162,500 pa (£65 psf)

## **2,501 - 5,000 sq ft**

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

Plug n' Play

**Fourth Floor**

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)

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### **Radiant House, 34-38 Mortimer Street**

#### **Ground Floor & Basement Under Offer**

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: £176,150 pa (£65 psf)

### **Threeways House, 40-44 Clipstone Street**

Plug n' Play

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

Area: 2,800 sq ft (260.12 m<sup>2</sup>)

Rent: £182,000 pa (£65 psf)

#### **Second Floor (West)**

Area: 2,830 sq ft (262.91 m<sup>2</sup>)

Rent: £183,950 pa (£65 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)

### **Threeways House, 40-44 Clipstone Street**

#### **Basement (East)**

Area: 3,140 sq ft (291.71 m<sup>2</sup>)

Rent: £102,050 pa (£32.50 psf)

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## Moray House, 23-35 Great Titchfield Street

### Fifth Floor **Under Offer**

Area: 3,250 sq ft (301.93 m<sup>2</sup>)

Rent: £211,250 pa (£65 psf)

## 50 Eastcastle Street

### Suite 395

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

Rent: £204,750 pa (58.50 psf)

### Suite 360, Third Floor **Under Offer**

Area: 3,560 sq ft (330.73 m<sup>2</sup>)

Rent: £208,260 pa (£58.50 psf)

## Moray House, 23-35 Great Titchfield Street

### Suites 1, 2 & 3 Fourth Floor

Area: 4,200 sq ft (390.19 m<sup>2</sup>)

Rent: £273,000 pa (£65 psf)

## Circus House, 21 Great Titchfield Street

### Second & Third Floors **Under Offer**

Area: 4,600 sq ft (425.49 m<sup>2</sup>)

Rent: £310,500 pa (£67.50 psf)

## 5,001 + sq ft

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## 50 Eastcastle Street

### Second Floor Centre

Area: 5,350 sq ft (497.03 m<sup>2</sup>)

Rent: £347,750 pa £65 psf)

### Suite 150 **Newly Refurbished**

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

Rent: £388,600 pa (£58 psf)

### Suite 320

#### Plug n' Play

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

Rent: £438,150 pa (£63.50 psf)

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.

## 22-23 Little Portland Street

**Whole Building Under Offer**

Area: circa. 10,355 sq ft (961.91 m<sup>2</sup>)

Rent: On Application

## 93 Mortimer St / 43 Great Portland Street

Mixed Use

**Whole Building Under Offer**

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

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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