



THE LANGHAM ESTATE

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Availability List
January
2023

Looking for a property in
NOHO?
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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

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)

65 Margaret Street

Third Floor **Under Offer**

Area: 350 sq ft (32.51 m²)

Rent: £20,475 pa (£58.50 psf)

Fifth Floor

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)

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First Floor (West) Newly Decorated

Area: 380 sq ft (35.80 m²)

Rent: £22,230 pa (£58.50 psf)

53 Great Portland Street

First Floor

Area: 370 sq ft (34.37 m²)

Rent: £20,350 pa (£55 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)

Suite 240

Area: 445 sq ft (41.34 m²)

Rent: £26,700 pa (£60 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)

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9 Little Portland Street

First Floor

Area: 455 sq ft (42.27 m²)

Rent: £26,163 pa (£57.50 psf)

50 Eastcastle Street

Suite 380 **Under Offer**

Area: 480 sq ft (44.60 m²)

Rent: £26,400 pa (£55 psf)

Suite 350, Third Floor

Area: 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 Decorated**

Area: 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 Street

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 sq ft (£55 psf)

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20 Great Portland Street

First Floor (Front)

Area: 560 sq ft (52.03 m²)

Rent: £32,480 pa (£58 psf)

51/53 Margaret Street

Fourth Floor (East) **Under Offer**

Area: 590 sq ft (54.82 m²)

Rent: £34,515 pa (£58.50 psf)

Third Floor (East) **Newly Decorated**

Area: 600 sq ft (55.74 m²)

Rent: £35,100 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)

Area: 700 sq ft (65.03 m²)

Rent: £40,250 pa (£58.50 psf)

63-64 Margaret Street

Third Floor (West)

Area: 640sq ft (66.88 m²)

Rent: £POA

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42-48 Great Portland Street

Plug n' Play

Fifth Floor

Area: 730 sq ft (67.81 m²)

Rent: £POA

20 Margaret Street

Fifth Floor

Area: 750 sq ft (69.68 m²)

Rent: £43,500 pa (£58 psf)

63/64 Margaret Street

Fifth Floor (East)

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)

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

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)

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

Area: 825 sq ft (76.64 m²)

Rent: £28,875 pa (£35 psf)

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

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)

50 Eastcastle Street

Suite 335 **Newly Decorated**

Area: 940 sq ft (87.32 m²)

Rent: £54,050 pa (£57.50 psf)

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22-25 Eastcastle Street

Fourth Floor

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)

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

Area: 1,020 sq ft (94.76 m²)

Rent: £60,690 PA (£59.50 psf)

52-53 Margaret Street

Showroom

Basement Floor (East) Under Offer

Area: 1,030 sq ft (95.69 m²)

Rent: £36,050 pa (£35 psf)

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)

Area: 1,070 sq ft (99.4 m²)

Rent: £POA

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

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)

3-4 Bywell Place

Ground Floor & Basement

Area: 1,130 sq ft (104.98 m²)

Rent: £50,000 pa (£44.24 psf)

75/77 Margaret Street

Second Floor (Rear) To Be Refurbished

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)

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)

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

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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

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)

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)

26 Eastcastle Street

First Floor

Area: 1,400 sq ft (130.06 m²)
Rent: £79,800 pa (£57 psf)

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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

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

Third Floor

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

Fourth Floor

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

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

Area: 1,560 sq ft (144.22 m²)
Rent: £89,700 pa (£57.50 psf)

Third Floor

Area: 1,650 sq ft (153.28 m²)
Rent: £107,250 pa (£65 psf)

32-36 Great Portland Street

Third Floor **Undergoing Refurbishment**

Area: 1,650 sq ft (153.29 m²)
Rent: £107,250 pa (£65 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)

Area: 1,820 sq ft (169.08 m²)

Rent: £106,470 pa (£58.50 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, 23-35 Great Titchfield Street

Unit C Ground & Basement

Area: 1,880 sq ft (174.66 m²)

Rent: £112,455 pa (£59.50 psf)

42-48 Great Portland Street

First Floor **Under Offer**

Area: 1,890 sq ft (175.59 m²)

Rent: £112,455 pa (£59.50 psf)

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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)

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

Area: 2,040 sq ft (189.52 m²)

Rent: £127,500 pa (£62.50 psf)

Moray House, 23-35 Great Titchfield Street

Sixth Floor **Under Offer**

Area: 2,050 sq ft (190.45 m²)

Rent: £133,250 pa (£65 psf)

Northumberland House, 155-157 Great Portland Street

Fourth Floor **Newly Refurbished**

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) **Newly Refurbished**

Area: 2,190 sq ft (203.45 m²)
Rent: £134,685 pa (£61.50 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 **Undergoing Refurbishment**

Area: 2,280 sq ft (211.82 m²)
Rent: POA

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

Area: 2,500 sq ft (232.26 m²)
Rent: £162,500 pa (£65 psf)

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 Under Offer

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: £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 m²)

Rent: £182,000 pa (£65 psf)

Second Floor (West) Undergoing Refurbishment

Area: 2,830 sq ft (262.91 m²)

Rent: £183,950 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)

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)

Area: 3,140 sq ft (291.71 m²)

Rent: £120,890 pa (£38.50 psf)

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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 360, Third Floor Under Offer

Area: 3,560 sq ft (330.73 m²)

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 m²)

Rent: £273,000 pa (£65 psf)

5,001 + sq ft

50 Eastcastle Street

Second Floor Centre

Area: 5,350 sq ft (497.03 m²)

Rent: £347,750 pa £65 psf)

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 Under Offer

Area: circa. 10,355 sq ft (961.91 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)

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