



THE LANGHAM ESTATE

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Availability List

**FEBRUARY
2023**

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February 2023

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 **New Instruction**

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)

First Floor (West) **Newly Decorated**

Area: 380 sq ft (35.80 m²)

Rent: £22,230 pa (£58.50 psf)

February 2023

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: £24,780 pa (£59 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**Area: 445 sq ft (41.34 m²)

Rent: £24,475 pa (£55 psf)

Suite 240Area: 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)

9 Little Portland Street**First Floor**Area: 455 sq ft (42.27 m²)

Rent: £26,163 pa (£57.50 psf)

February 2023

50 Eastcastle Street**Suite 380 Under Offer**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 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 pa (£55 psf)

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

Rent: £32,480 pa (£58 psf)

51/53 Margaret Street**Third Floor (East) Newly Decorated**Area: 600 sq ft (55.74 m²)

Rent: £35,100 pa (£58.50 psf)

February 2023

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

42-48 Great Portland Street

Plug n' Play

Fifth FloorArea: 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)

February 2023

Third Floor (East)Area: 770 sq ft (71.54 m²)

Rent: £43,890 pa (£57 psf)

107 Great Portland Street

Showroom / Storage

Base & Part Ground FloorArea: 800 sq ft (74.32 m²)

Rent: £POA

50 Eastcastle Street**Suite 375**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)

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 FloorArea: 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)

February 2023

Fourth Floor Newly RefurbishedArea: 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**Area: 940 sq ft (87.32 m²)

Rent: £54,050 pa (£57.50 psf)

22-25 Eastcastle Street**Fourth Floor Newly Decorated**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

February 2023

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 New Instruction**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)

February 2023

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 FloorArea: 1,230 sq ft (114.26 m²)

Rent: £POA

85 Mortimer Street**First to Third Floors New Instruction**Area: 1,250 sq ft (116.12 m²)

Rent: £71,875 pa (£57.50 psf)

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)

February 2023

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)

27-28 Eastcastle Street

First Floor

Area: 1,420 sq ft (131.92 m²)

Rent: £95,850 pa (£67.50 psf)

Moray House, 23-35 Great Titchfield Street

Suite 1.1, First Floor

Area: 1,440 sq ft (133.77 m²)

Rent: £90,000 pa (£62.50 psf)

42- 48 Great Portland Street

Second Floor

Area: 1,450 sq ft (134.71 m²)

Rent: £84,825 pa (£58.50 psf)

February 2023

Third FloorArea: 1,450 sq ft (134.71 m²)

Rent: £84,825 pa (£58.50 psf)

Fourth FloorArea: 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 (144.92 m²)

Rent: £89,700 pa (£57.50 psf)

Third FloorArea: 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 To Be Refurbished**Area: 1,765 sq ft (163.95 m²)

Rent: £95,310 pa (£54 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)

February 2023

**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)

Northumberland House, 155-157 Great Portland Street

Plug n' Play

Second FloorArea: 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 FloorArea: 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)

February 2023

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 FloorArea: 2,500 sq ft (232.26 m²)

Rent: £162,500 pa (£65 psf)

February 2023

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 DecoratedArea: 2,600 sq ft (241.54 m²)

Rent: £156,000 pa (£60 psf)

19-21 Great Portland Street

Plug n' Play

Third Floor Newly RefurbishedArea: 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 RefurbishedArea: 2,800 sq ft (260.12 m²)

Rent: £182,000 pa (£65 psf)

Second Floor (West) Undergoing RefurbishmentArea: 2,830 sq ft (262.91 m²)

47-50 Margaret Street

Second Floor (East) Newly RefurbishedArea: 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)

February 2023

Threeways House, 40-44 Clipstone Street**Basement (East)**Area: 3,140 sq ft (291.71 m²)

Rent: £120,890 pa (£38.50 psf)

Moray House, 23-35 Great Titchfield Street**Fifth Floor**Area: 3,250 sq ft (301.93 m²)

Rent: £211,250 pa (£70 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 RefurbishedArea: 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

February 2023

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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