

# Availability Schedule *Office Space*

Summer 2024

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The  
Langham  
Estate

## Offices to Let

### 200 - 500 sq ft

#### 3/4/4a Little Portland Street

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

Area: 140 sq ft (13.00 m<sup>2</sup>)

Rent: £8,190 (£58.5 psf)

#### 17-18 Margaret Street

##### Fourth Floor (Rear West)

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

Rent: £16,530 (£58.0 psf)

#### 50 Great Portland Street

##### Second Floor

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

Rent: £16,500 (£55.0 psf)

#### 51 Great Portland Street

##### First Floor

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

Rent: £18,200 (£56.0 psf)

#### 51 Great Portland Street

##### Second Floor

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

Rent: £18,200 (£56.0 psf)

#### 51 Great Portland Street

##### Third Floor

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

Rent: £18,200 (£56.0 psf)



# Offices to Let

**53 Great Portland Street  
Second Floor**

Area: 325 sq ft (30.19 m<sup>2</sup>)  
Rent: £18,200 (£56.0 psf)

**53 Great Portland Street  
Third Floor**

Area: 325 sq ft (30.19 m<sup>2</sup>)  
Rent: £18,200 (£56.0 psf)

**65 Margaret Street  
Fifth Floor**

Area: 350 sq ft (32.51 m<sup>2</sup>)  
Rent: £20,475 (£58.5 psf)

**47-50 Margaret Street  
Fourth Floor (West)**

Area: 355 sq ft (32.99 m<sup>2</sup>)  
Rent: £20,768 (£58.5 psf)

**53 Great Portland Street  
First Floor**

Area: 370 sq ft (34.37 m<sup>2</sup>)  
Rent: £20,720 (£56.0 psf)

**Windsor House, 40-41 Great Castle Street  
Fourth Floor **Undergoing Refurbishment****

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

200 - 500 sq ft



# Offices to Let

## 9 Little Portland Street

### Second Floor

Area: 440 sq ft (40.88 m<sup>2</sup>)

Rent: £25,300 (£57.5 psf)

## Princess House, 50-60 Eastcastle Street

### Third Floor - Suite 398

Area: 445 sq ft (41.34 m<sup>2</sup>)

Rent: £24,475 (£55.0 psf)

## Princess House, 50-60 Eastcastle Street

### Second Floor - Suite 240

Area: 445 sq ft (41.34 m<sup>2</sup>)

Rent: £26,700 (£60.0 psf)

## 51-53 Margaret Street

### First Floor (West)

Area: 450 sq ft (41.81 m<sup>2</sup>)

Rent: £26,325 (£58.5 psf)

## 51-53 Margaret Street

### Fourth Floor (West)

Area: 450 sq ft (41.81 m<sup>2</sup>)

Rent: £26,325 (£58.5 psf)

## 9 Little Portland Street

### First Floor

Area: 455 sq ft (42.27 m<sup>2</sup>)

Rent: £26,163 (£57.5 psf)

200 - 500 sq ft



## Offices to Let

### Princess House, 50-60 Eastcastle Street

#### Third Floor - Suite 350

Area: 490 sq ft (45.53 m<sup>2</sup>)

Rent: £27,440 (£56.0 psf)

### 51-53 Margaret Street

#### Second Floor (West)

Area: 500 sq ft (46.45 m<sup>2</sup>)

Rent: £29,250 (£58.5 psf)

200 - 500 sq ft



## Offices to Let

### 501 – 800 sq ft

#### **51-53 Margaret Street**

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

Area: 510 sq ft (47.38 m<sup>2</sup>)

Rent: £29,835 (£58.5 psf)

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

##### **Fifth Floor (West)**

Area: 520 sq ft (48.31 m<sup>2</sup>)

Rent: £30,160 (£58.0 psf)

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

##### **First Floor (Rear)**

Area: 530 sq ft (49.23 m<sup>2</sup>)

Rent: £30,475 (£57.5 psf)

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

##### **Ground Floor (Rear)**

Area: 540 sq ft (50.16 m<sup>2</sup>)

Rent: £29,700 (£55.0 psf)

#### **51-53 Margaret Street**

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

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

Rent: £35,100 (£58.5 psf)

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

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

Area: 640 sq ft (59.46 m<sup>2</sup>)

Rent: £37,120 (£58.0 psf)



## Offices to Let

### 63-64 Margaret Street

#### Fourth Floor (West)

Area: 650 sq ft (60.39 m<sup>2</sup>)

Rent: £37,700 (£58.0 psf)

### 17-18 Margaret Street

#### Fourth Floor (West) Newly Decorated

Area: 660 sq ft (61.31 m<sup>2</sup>)

Rent: £39,600 (£60.0 psf)

### 27-28 Eastcastle Street

#### Third Floor Newly Refurbished

Area: 670 sq ft (62.25 m<sup>2</sup>)

Rent: £41,875 (£62.5 psf)

### 63-64 Margaret Street

#### First Floor (West) Fully Fitted

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

Rent: £49,000 (£70.0 psf)

### 63-64 Margaret Street

#### Second Floor (West)

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

Rent: £40,600 (£58.0 psf)

### 42-48 Great Portland Street

#### Fifth Floor

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

Rent: POA ( --- psf)

501 - 800 sq ft



# Offices to Let

**22-25 Eastcastle Street**  
**Sixth Floor** **New Instruction**  
Area: 730 sq ft (67.82 m<sup>2</sup>)  
Rent: £45,625 (£62.5 psf)

**63-64 Margaret Street**  
**Fifth Floor (East)**  
Area: 740 sq ft (68.75 m<sup>2</sup>)  
Rent: £42,920 (£58.0 psf)

**20 Margaret Street**  
**Fifth Floor**  
Area: 750 sq ft (69.68 m<sup>2</sup>)  
Rent: £43,875 (£58.5 psf)

**63-64 Margaret Street**  
**Third Floor (East)**  
Area: 770 sq ft (71.54 m<sup>2</sup>)  
Rent: £44,660 (£58.0 psf)

**Princess House, 50-60 Eastcastle Street**  
**Third Floor - Suite 375**  
Area: 800 sq ft (74.00 m<sup>2</sup>)  
Rent: £46,000 (£57.5 psf)

**20 Margaret Street**  
**Fourth Floor**  
Area: 800 sq ft (74.00 m<sup>2</sup>)  
Rent: £46,000 (£57.5 psf)

501 - 800 sq ft





## Offices to Let

### 801 – 1,000 sq ft

#### 15-16 Margaret Street

##### Fifth Floor

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

Rent: POA ( --- psf)

#### 20 Margaret Street

##### First Floor

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

Rent: £47,385 (£58.5 psf)

#### 15-16 Margaret Street

##### Fourth Floor

Area: 825 sq ft (76.65 m<sup>2</sup>)

Rent: POA ( --- psf)

#### 53 Wells Street

##### Basement **To Be Refurbished**

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

Rent: POA ( --- psf)

#### 20 Margaret Street

##### Second Floor

Area: 830 sq ft (76.18 m<sup>2</sup>)

Rent: £48,555 (£58.5 psf)

#### 63-64 Margaret Street

##### Second Floor (East & Rear)

Area: 870 sq ft (80.83 m<sup>2</sup>)

Rent: £50,460 (£58.0 psf)



## Offices to Let

### Princess House, 50-60 Eastcastle Street

#### Third Floor - Suite 335

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

Rent: £54,050 (£57.5 psf)

### 19 Margaret Street

#### First Floor **Furnished**

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

Rent: £58,310 (£59.5 psf)

801 - 1,000 sq ft



## Offices to Let

### 1,001 – 1,300 sq ft

#### Princess House, 50-60 Eastcastle Street

##### First Floor - Suite 120

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

Rent: £61,200 (£60.0 psf)

#### 3/4/4a Little Portland Street

##### Second Floor (Rear) **Newly Decorated**

Area: 1,025 sq ft (95.23 m<sup>2</sup>)

Rent: £61,500 (£60.0 psf)

#### 22-25 Eastcastle Street

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

Area: 1,060 sq ft (98.47 m<sup>2</sup>)

Rent: £63,070 (£59.5 psf)

#### Portland House, 4 Great Portland Street

##### Sixth Floor (East)

Area: 1,070 sq ft (99.40 m<sup>2</sup>)

Rent: POA ( --- psf)

#### 26 Eastcastle Street

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

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

Rent: £68,265 (£61.5 psf)

#### 3-4 Bywell Place

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

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

Rent: £50,000 (£44.2 psf)



## Offices to Let

### 22-25 Eastcastle Street

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

Area: 1,150 sq ft (106.84 m<sup>2</sup>)

Rent: £71,875 (£62.5 psf)

### 75-77 Margaret Street

#### Second Floor (Rear)

Area: 1,160 sq ft (107.76 m<sup>2</sup>)

Rent: POA ( --- psf)

### 15-16 Margaret Street

#### Third Floor

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

Rent: POA ( --- psf)

### 15-16 Margaret Street

#### Third Floor **To Be Refurbished**

Area: 1,200 sq ft (153.28 m<sup>2</sup>)

Rent: £71,400 (£59.5 psf)

### 73-75 Mortimer Street

#### Third Floor West - Suite 6 **To Be Refurbished**

Area: 1,210 sq ft (111.48 m<sup>2</sup>)

Rent: POA ( --- psf)

### Radiant House, 34-38 Mortimer Street

#### Second Floor

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

Rent: POA ( --- psf)

1,001 – 1,300 sq ft



## Offices to Let

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

#### **Third Floor**

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

Rent: POA ( --- psf)

### **85 Mortimer Street**

#### **First to Third Floors**

Area: 1,250 sq ft (116.12 m<sup>2</sup>)

Rent: £75,000 (£60.0 psf)

### **21 Little Portland Street**

#### **First Floor**

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

Rent: POA ( --- psf)

1,001 – 1,300 sq ft



## Offices to Let

### 1,301 – 1,500 sq ft

**Portland House, 4 Great Portland Street**

**Fifth Floor (West) *New Cat A Refurbishment***

Area: 1,310 sq ft (121.70 m<sup>2</sup>)

Rent: POA ( --- psf)

**Golderbrock House, 21 Great Titchfield Street**

**First Floor (Front) *Under Offer***

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

Rent: £78,390 (£58.5 psf)

**Golderbrock House, 21 Great Titchfield Street**

**Fourth Floor *New Instruction***

Area: 1,360 sq ft (126.35 m<sup>2</sup>)

Rent: £79,560 (£58.5 psf)

**67-81 Mortimer Street**

**Third Floor (East) *To Be Refurbished***

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

Rent: POA ( --- psf)

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

**First Floor - Suite 1.1 *To Be Refurbished***

Area: 1,440 sq ft (133.77 m<sup>2</sup>)

Rent: POA ( --- psf)

**42-48 Great Portland Street**

**Second Floor *To Be Refurbished***

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

Rent: POA ( --- psf)



## Offices to Let

### 42-48 Great Portland Street

#### Third Floor **To Be Refurbished**

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

Rent: POA ( --- psf)

### 42-48 Great Portland Street

#### Fourth Floor **To Be Refurbished**

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

Rent: POA ( --- psf)

1,301 – 1,500 sq ft



## Offices to Let

### 1,501 – 2,000 sq ft

#### 15-16 Margaret Street

##### First Floor **To Be Refurbished**

Area: 1,560 sq ft (114.92 m<sup>2</sup>)

Rent: £89,700 (£57.5 psf)

#### 32-36 Great Portland Street

##### Third Floor **To Be Refurbished**

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

Rent: POA ( --- psf)

#### Portland House, 4 Great Portland Street

##### Second Floor (West) **New Cat A Instruction**

Area: 1,760 sq ft (163.51 m<sup>2</sup>)

Rent: £127,600 (£72.5 psf)

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

##### Ground Floor & Basement (Unit C)

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

Rent: £120,000 (£63.8 psf)

#### 22-25 Eastcastle Street

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

Area: 1,900 sq ft (176.52 m<sup>2</sup>)

Rent: £130,150 (£68.5 psf)

#### Circus House, 21 Great Titchfield Street

##### Ground Floor (West) **New Instruction**

Area: 2,000 sq ft (185.81 m<sup>2</sup>)

Rent: £130,000 (£65.0 psf)





## Offices to Let

### 2,001 – 2,500 sq ft

#### Portland House, 4 Great Portland Street

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

Area: 2,020 sq ft (187.66 m<sup>2</sup>)

Rent: £146,450 (£72.5 psf)

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

##### First Floor

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

Rent: £127,500 (£62.5 psf)

#### 75-77 Margaret Street

##### Fourth Floor **To Be Refurbished**

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

Rent: POA ( --- psf)

#### 15-16 Margaret Street

##### Lower Ground Floor

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

Rent: £54,000 (£25.0 psf)

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

##### Part Ground, 1st to 4th Floors **Under Offer**

Area: 2,270 sq ft (210.88 m<sup>2</sup>)

Rent: POA ( --- psf)

#### 32-36 Great Portland Street

##### First Floor **To Be Refurbished**

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

Rent: POA ( --- psf)



## Offices to Let

### 2,501 – 5,000 sq ft

**19-21 Great Portland Street**

**Third Floor Fully Fitted**

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

Rent: £185,635 (£68.5 psf)

**19-21 Great Portland Street**

**Second Floor Newly Refurbished**

Area: 2,830 sq ft (262.92 m<sup>2</sup>)

Rent: £193,855 (£68.5 psf)

**47-50 Margaret Street**

**Second Floor (East) New Cat A Instruction**

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

Rent: £200,020 (£67.5 psf)



## Offices to Let

### 5,000+ sq ft

**Princess House, 50-60 Eastcastle Street**

**First Floor - Suite 150**

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

Rent: POA ( --- psf)

**Princess House, 50-60 Eastcastle Street**

**Third Floor - Suite 320 To Be Refurbished**

Area: 6,900 sq ft (641.00 m<sup>2</sup>)

Rent: POA ( --- psf)

**93 Mortimer St / 43 Great Portland Street**

**Whole Building (Mixed Use) New Cat A Refurbishment**

Area: 9,804 sq ft (1,108.33 m<sup>2</sup>)

Rent: POA ( --- psf)

**Princess House, 50-60 Eastcastle Street**

**Second Floor (South) New Instruction**

Area: 15,450 sq ft (1,435.35 m<sup>2</sup>)

Rent: POA ( --- psf)



# Contact

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