

# The Langham Estate



Moray House, 23-35  
Great Titchfield  
Street, London,  
W1W 7PA

**FIRST FLOOR SOUTH**  
1,443 SQ FT | 134.06 SQ M  
OFFICE TO LET



[Langhamestate.com](http://Langhamestate.com)

020 7580 5656

# Moray House, 23-35 Great Titchfield Street - First Floor South



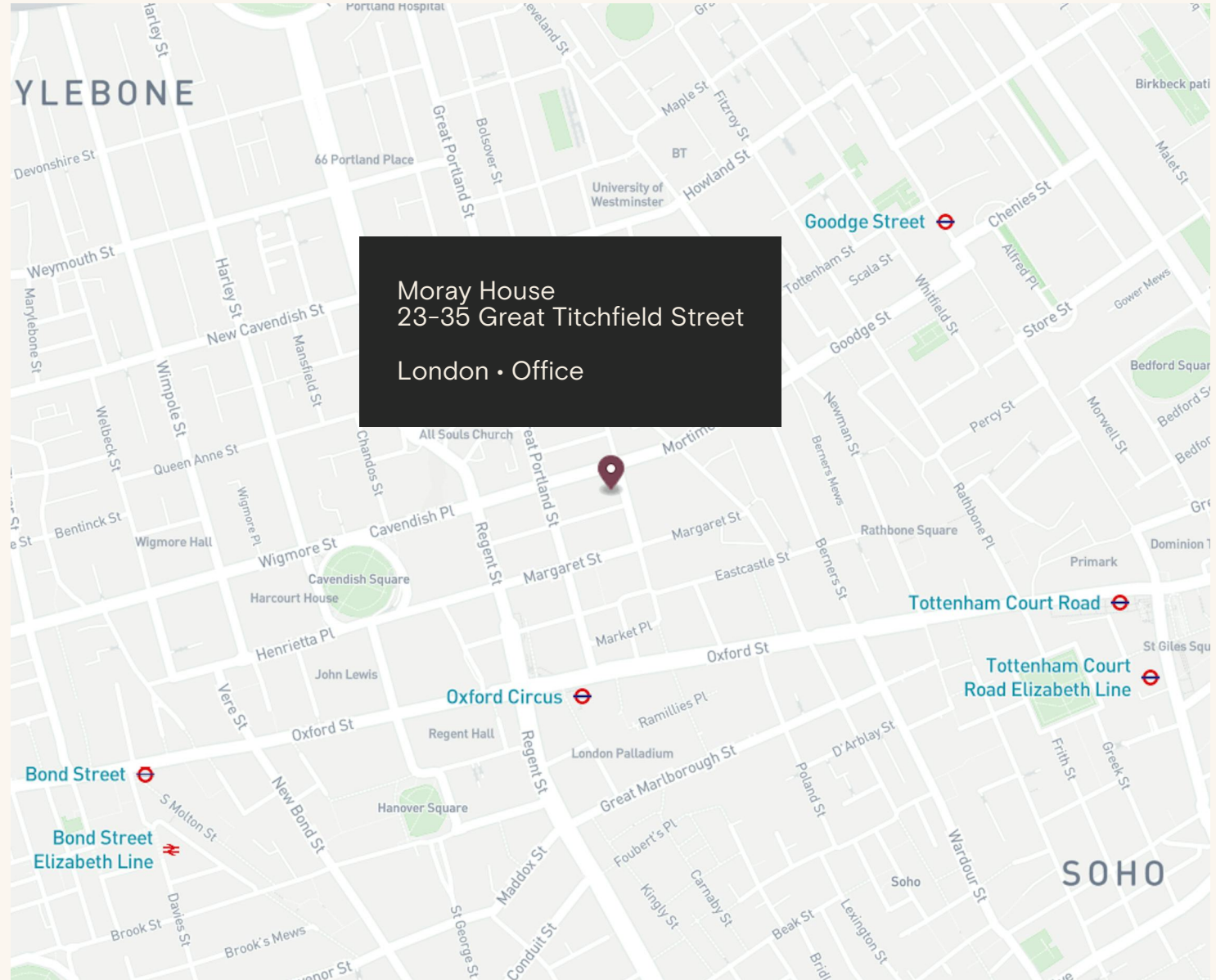
## Location

Moray House is located on the west side of Great Titchfield Street, between Little Portland Street and Mortimer Street, in the heart of vibrant Fitzrovia. Rich in history with a notable artistic and Bohemian heritage, today Fitzrovia is known to be a popular destination attracting fashion, medical, creative and media businesses and offers an ever-growing array of dining, shopping, fitness and leisure facilities.

The area has excellent transport links including 8 underground tube lines spread across 8 stations, as well as the Elizabeth Line.

## Connectivity

Oxford Circus	3 mins walk
Goodge Street	6 mins walk
Tottenham Court Road	8 mins walk
Great Portland Street	9 mins walk



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Open-plan office with great natural light, skylight and kitchenette in prime location



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## Features

- Good Ceiling Height
- Open Plan
- Excellent Transport Links
- Central Heating
- Wood Flooring
- Kitchenette
- Newly Refurbished
- Perimeter Trunking
- 24 Hour Access
- Skylight
- Secure Storage Space
- Phone Booth

## Details

### Floor Area

1,443 SQ FT / 134.06 SQ M

### Rent

£70 per sq ft

### Lease Terms

A new Full Repairing & Insuring Lease is available for a term by arrangement, outside the Landlord & Tenant Act 1954.

### Possession

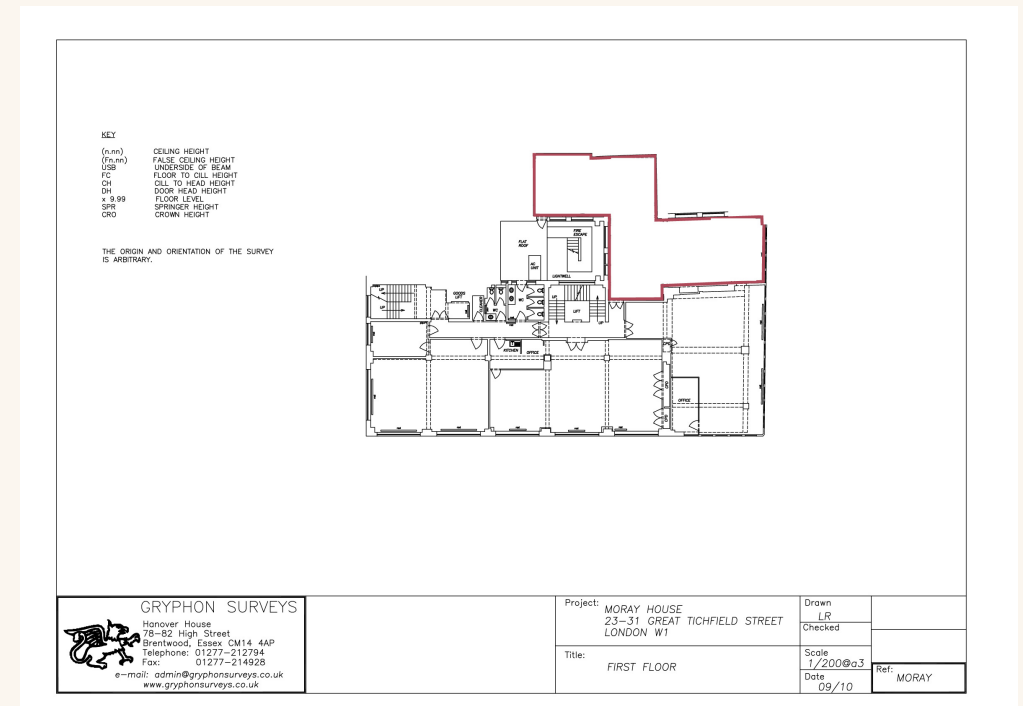
Immediate upon completion of legal formalities

### Legal Costs

Each party to be responsible for their own legal costs

### VAT

Pricing exclusive of V.A.T





Name	sq ft	sq m	Availability
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1st - North	2,439	226.59	Available
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1st - South	1,443	134.06	Available
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<b>Total</b>	<b>3,882</b>	<b>360.65</b>	
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## Schedule of Areas



# Moray House, 23-35 Great Titchfield Street - First Floor South





# Sustainability



We aim to reach NET ZERO emissions by 2040 from our operations



100% Landlord Renewable Electricity



Zero waste to landfill in the building



Waste management initiative



We are Signatories of WCC Sustainable City Charter



LED Lighting



EPC Rating

FQ

*Discover* Fitzrovia Quarter



FITZROVIA QUARTER



Explore our neighbourhood

# The Langham Estate

langhamestate.com

For further information call

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