



MAKE YOUR MARK IN

FITZROVIA QUARTER

RADIANT HOUSE
36-38 MORTIMER ST, W1

POWERED BY



The Langham Estate



Discover your *perfect* location



Radiant House

36-38 Mortimer Street, W1

A rare opportunity to secure a ground floor retail unit within Radiant House, a striking Grade II listed building in the heart of Fitzrovia.

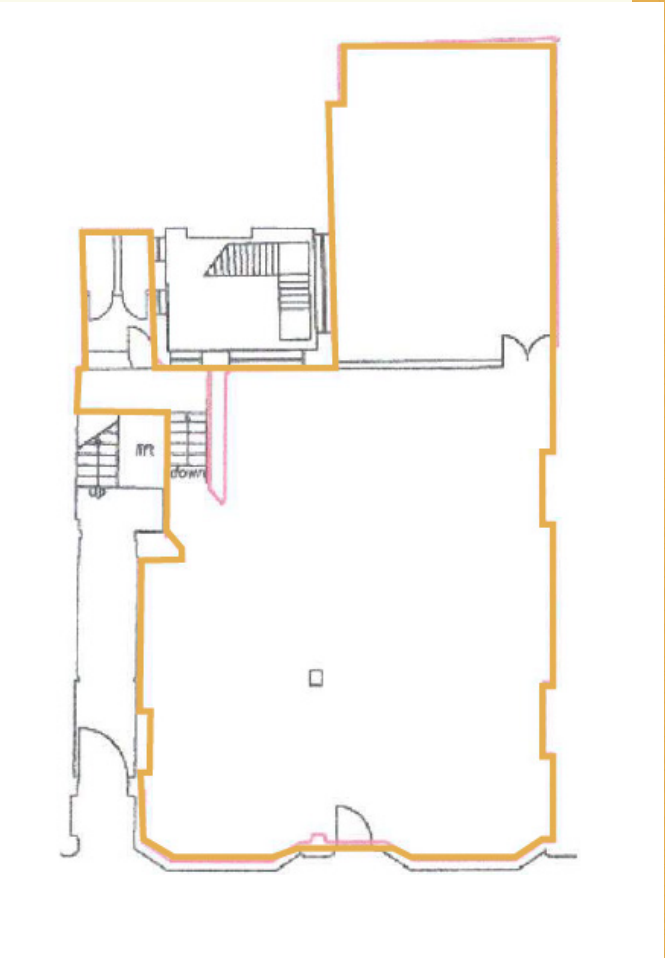
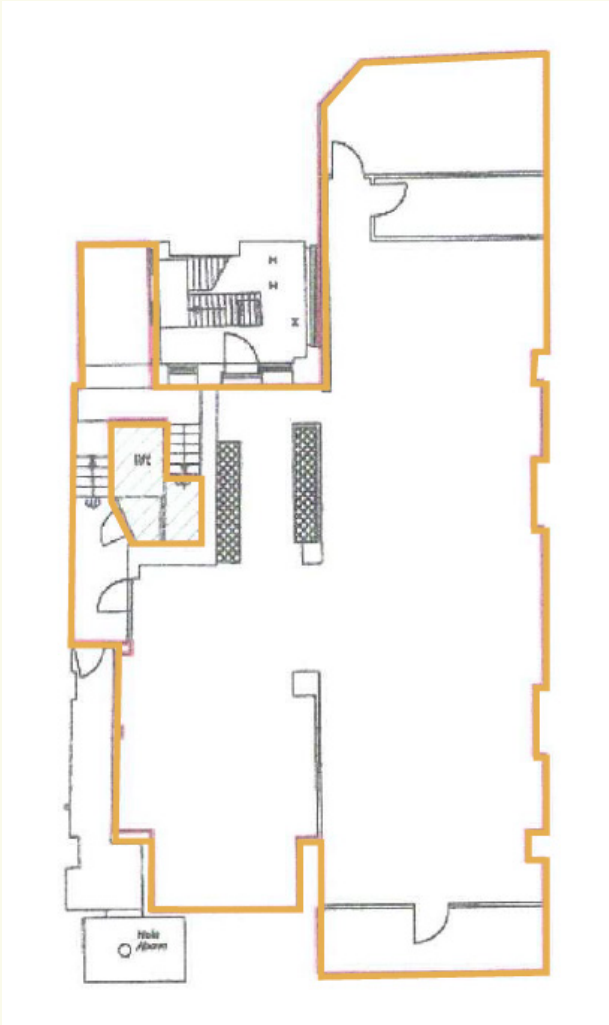
The unit benefits from excellent natural light and strong street presence, with large arched windows providing an attractive frontage and creating an inviting retail environment. Inside, the space retains original timber flooring and generous ceiling heights, while a skylit rear section adds further brightness and flexibility to the layout.

The character of the building, combined with the open and adaptable floorplate, makes the space particularly well suited to a premium retail concept, showroom or gallery, offering brands the chance to create a distinctive presence within one of the West End's most established and creative neighbourhoods.



Radiant House

Size 3,452 Sq Ft 320.70 Sq M



Schedule of Areas

Ground Floor			
1,644	Sq Ft	152.7	Sq M
Basement			
1,808	Sq Ft	168.0	Sq M

Basement

Ground Floor



FITZROVIA QUARTER

Further information

RENT

£ 150,000 PA

SERVICE CHARGE

£ 13,194 PA

BUSINESS RATES

£ 67,830 PA

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.

EPC

Available on request.

V.A.T.

Pricing exclusive of V.A.T.

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. Floorplans are for illustrative purposes only and may not accurately reflect the property's current internal layout.

FITZROVIA QUARTER

Follow our neighbourhood channels



@fitzroviaquarter



@fitzroviaquarter



fitzroviaquarter.co.uk



Newsletter

Enquiries



Henry Gittins
hgittins@klm-re.com
07557 270 160

Olivia Church
ochurch@klm-re.com
07557 360 449



The
Langham
Estate

Malcolm Cohen
malcolm.cohen@langhamestate.com
020 7907 4983
07526 189 462

Sabina Bathurst
sabina.bathurst@langhamestate.com
020 7907 4960
07355 603 106

MAKE YOUR MARK IN

FITZROVIA QUARTER

POWERED BY



The Langham Estate



Be at the *centre*
of London's
prime

FITZROVIA
QUARTER

*Regent's
Park*

Bloomsbury

Marylebone

Soho

*Covent
Garden*

Mayfair

St James's

Green Park

Hyde Park

FITZROVIA QUARTER

Join our *thriving* community



Culture, creativity & style

Home to galleries, designer boutiques, and cultural experiences, the Quarter is a destination that sparks creativity and attracts curious shoppers.

A taste of Fitzrovia

From boutique cafés and artisanal bakeries to acclaimed restaurants and lively bars, Fitzrovia Quarter offers a culinary scene that draws locals and visitors alike.



Recharge and revive

Wellbeing is at the heart of the Quarter. Fitness studios, wellness centres, and healthy dining create a lifestyle that energises and inspires.





Nicola Clarke

Independent

We champion businesses with originality and personality. Fitzrovia Quarter thrives on independent brands that bring their own identity, energy, and vision to the neighbourhood.

A home for ambitious brands

Creative

Creativity is at the heart of Fitzrovia. We seek brands that inspire, innovate, and offer experiences that excite both locals and visitors alike.



IBRAAZ



Pahli Hill



FS8

Contemporary

From modern design to fresh retail concepts, we welcome businesses that reflect the tastes and lifestyles of today. Contemporary brands help keep the area dynamic and relevant.

Progressive

Our community appreciates quality, detail, and authenticity. Businesses that care about craftsmanship, service, and thoughtful offerings are the ones that resonate and flourish here.



The Salad Project

In good
company

NATALINO

CLUTCH
CAFE

meraki

Sergio's
Of Great Titchfield Street

WatchHouse.

SPORTS
DIRECT

TwoJeys™ ★★

UNI
QLO

URBAN OUTFITTERS

THE
NORTH
FACE

VANS®

WAHACA

Sp

RIDING HOUSE CAFÉS

PSYCLE

Dr. AirWair
Martens

SANDERSON
A MORGANS ORIGINALS HOTEL

Minotti
LONDON

NEXT

romi

ARLETTIE
Paris

REISS



Buena & lobster.

AB ANBAR

KITH

HOPE 93

MARGARET
HOWELL

IKEA



FS8
PILATES·TONE·YOGA

Gibson

KEF

FAROS

F45

H&M

EDEL ASSANTI

Holland
& Barrett

O₂

Fred

THE
GEORGE
PUBLIC HOUSE

Where *tomorrow's* brands belong

FITZROVIA QUARTER



“Since 2009, we’ve proudly been an independent business and a genuine part of this evolving, inspiring neighbourhood. Its energy, creativity, and love of quality are why we thrive here, opening a second location in 2015.”

– Peter, Kaffeine



*Follow our
neighbourhood channels*



@fitzroviaquarter



@fitzroviaquarter



fitzroviaquarter.co.uk



Newsletter

For further information

KLM
REAL ESTATE

Henry Gittins
hgittins@klm-re.com
07557 270 160

Olivia Church
ochurch@klm-re.com
07557 360 449



The
Langham
Estate

Malcolm Cohen
malcolm.cohen@langhamestate.com
020 7907 4983
07526 189 462

Sabina Bathurst
sabina.bathurst@langhamestate.com
020 7907 4960
07355 603 106

FITZROVIA QUARTER