

The Langham Estate



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

FIRST FLOOR
3,882 SQ FT | 360.65 SQ M
OFFICE TO LET



Langhamestate.com

020 7580 5656

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



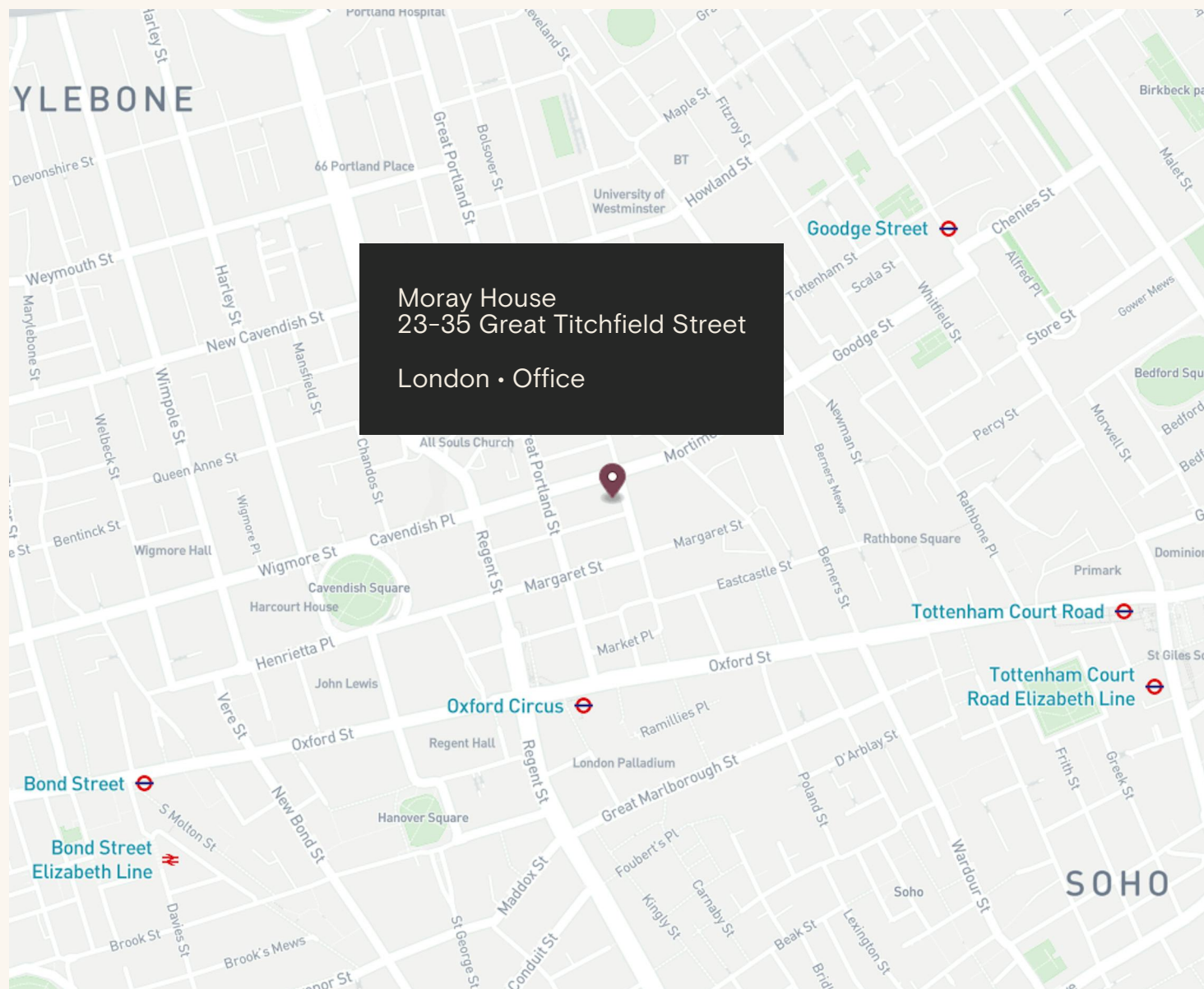
Location

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



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

Prime location office
featuring two kitchens and
skylight



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Features

- Air Conditioning
- Perimeter Trunking
- Skylight
- Good Ceiling Height
- Open Plan
- Excellent Transport Links
- Central Heating
- Wood Flooring
- Two kitchens
- Newly Refurbished
- 24 Hour Access
- Secure Storage Space

Details

Floor Area

3,882 SQ FT / 360.65 SQ M

Rent

£277,837 per annum

Lease Terms

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

Possession

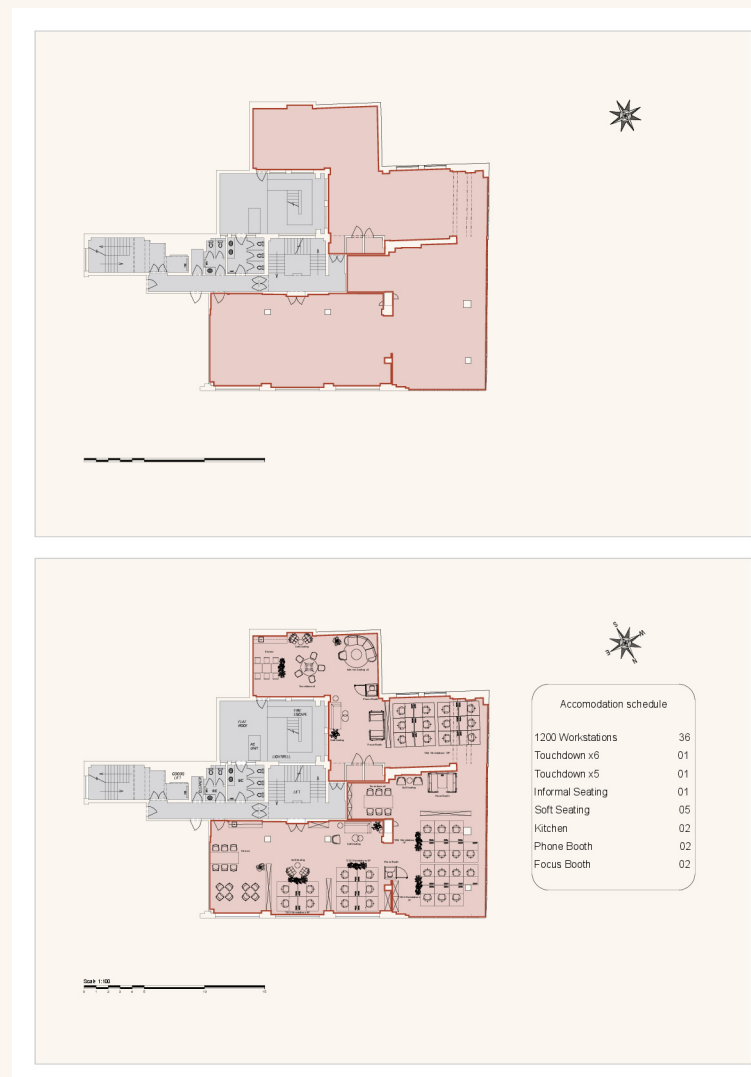
Immediate upon completion of legal formalities

Legal Costs

Each party to be responsible for their own legal costs

VAT

Pricing exclusive of V.A.T





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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