

RIB

ROBERT IRVING BURNS



# Radiant House

36-38 Mortimer Street, London W1

36-38 Mortimer Street

# Description

Radiant House is a Grade II listed, one-of-a-kind West End landmark situated along the renowned Mortimer Street. Its striking and iconic façade provides exceptional curb appeal, offering occupiers a truly prestigious West End address.

The available accommodation, arranged over the 1st to 3rd floors, has recently been refurbished to an excellent standard. The floors provide sleek, modern interiors with fitted meeting rooms, perimeter trunking, comfort cooling and high-quality designer kitchen facilities. The space can also be offered furnished as part of any incoming deal, providing a turnkey solution for interested occupiers.

In addition, the common areas are scheduled to undergo a first-class refurbishment in the coming weeks, further enhancing the overall arrival experience and elevating the building's appeal.



# Location

## HOTELS

- 01 Sanderson London
- 02 The Mandrake Hotel
- 03 The London Edition
- 04 Treehouse Hotel
- 05 The Langham
- 06 Chandos House
- 07 The Soho Hotel
- 08 Claridge's

## RESTAURANTS

- 09 Berners Tavern
- 10 ROVI
- 11 ROKA
- 12 Pied a Terre
- 13 Hakkasan
- 14 10 Greek Street
- 15 The Carnaby
- 16 Pollen Street Social

## PUBS & BARS

- 17 The Social
- 18 The Finery
- 19 London Cocktail Club
- 20 The Crown & Sceptre
- 21 The Lucky Pig
- 22 BrewDog Soho
- 23 The Bloomsbury Club

## MEDICAL

- 24 Isokinetic London
- 25 The Harley Street Clinic
- 26 The Portland Hospital
- 27 Schoen Clinic

## EDUCATIONAL

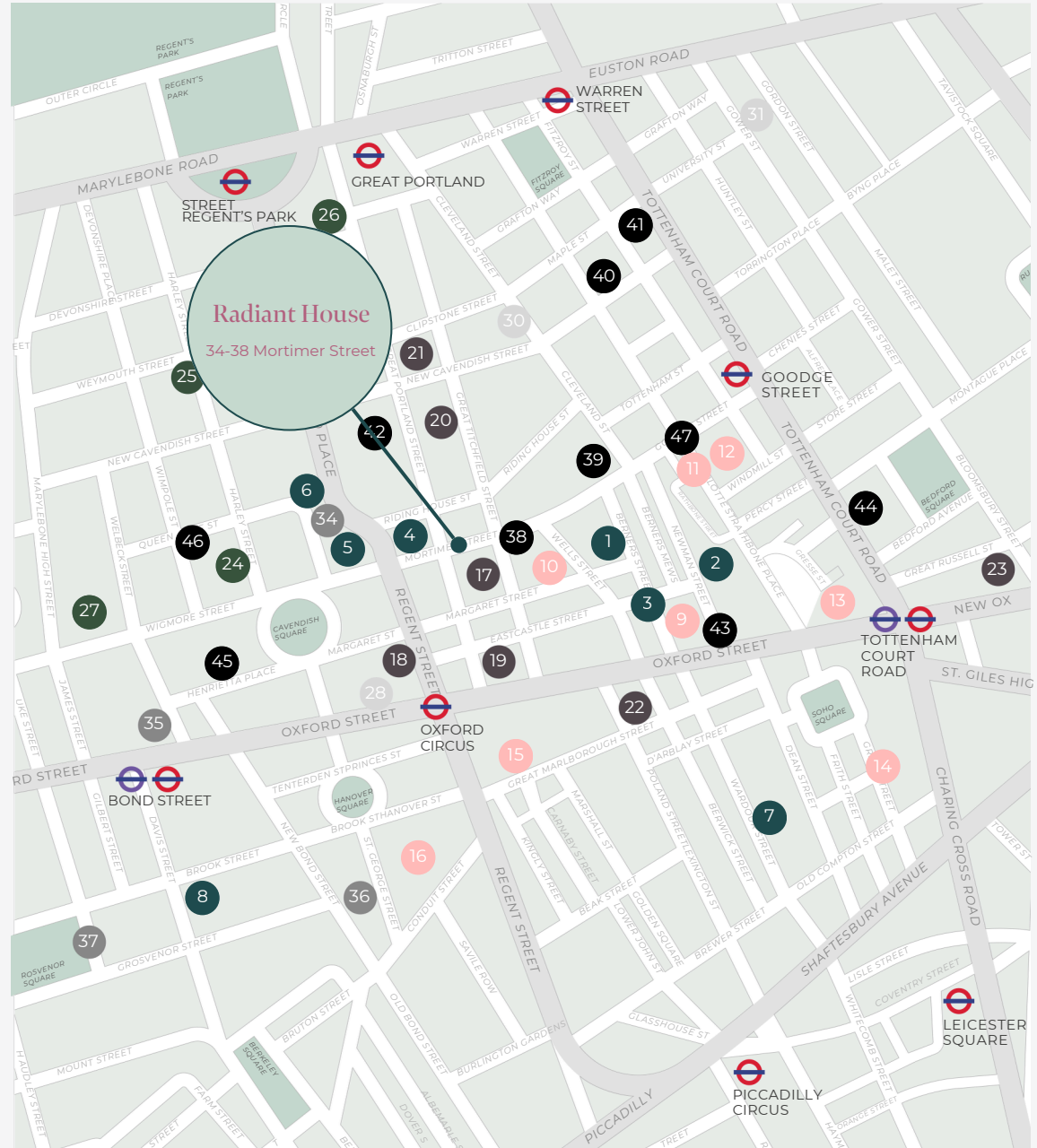
- 28 UAL London College of Fashion
- 29 EIFA International
- 30 University of Westminster
- 31 UCL

## DIPLOMATIC

- 32 Polish Embassy
- 33 Chinese Embassy
- 34 Portuguese Consulate
- 35 High Commission of Botswana / Tanzania High Commission
- 36 Mexican Embassy
- 37 Italian Embassy

## OFFICE OCCUPIERS

- 38 Lionsgate
- 39 Estee lauder
- 40 BT
- 41 Arup
- 42 BBC
- 43 Facebook
- 44 Skyscanner
- 45 Coca Cola
- 46 Taylor Bennett
- 47 Knotel





3rd floor

36-38 Mortimer Street, 3<sup>rd</sup> Floor



# Financials

LET

| Floor     | Size (sq. ft.) | Quoting Rent (psf) | Quoting Rent (p.a.) excl. | Estimated Rates Payable (p.a.) | Service Charge (p.a.) | Estimated Occupancy Cost (p. a.) |
|-----------|----------------|--------------------|---------------------------|--------------------------------|-----------------------|----------------------------------|
| 1st Floor | 1,201          | £77.50             | £93,078                   | £36,960                        | £20,234               | £150,272                         |
| 2nd Floor | 1,225          | £75.00             | £94,125                   | £30,248                        | TBC                   | £124,373                         |
| 3rd Floor | 1,252          | £72.50             | £90,770                   | £30,000                        | £20,234               | £141,004                         |
| Whole     | 2,453          | £74.95             | £183,848                  | £66,960                        | £40,468               | £291,276                         |

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

# Financials + East

LET

| Floor            | Size (sq. ft.) | Quoting Rent (psf) | Quoting Rent (p.a.) excl. | Estimated Rates Payable (p.a.) | Service Charge (p.a.) | Estimated Occupancy Cost (p. a.) |
|------------------|----------------|--------------------|---------------------------|--------------------------------|-----------------------|----------------------------------|
| 1st Floor + East | 1,759          | £77.50             | £136,323                  | £36,960                        | £20,234               | £193,517                         |
| 2nd Floor        | 1,225          | £75.00             | £94,125                   | £30,248                        | TBC                   | £124,373                         |
| 3rd Floor + East | 1,860          | £72.50             | £134,850                  | £30,000                        | £20,234               | £185,084                         |
| Whole            | 3,619          | £74.93             | £271,173                  | £66,960                        | £40,468               | £378,601                         |

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

## LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

## POSSESSION

Upon completion of legal formalities.

## FLOOR PLANS

Scaled floor plans available on request.

## VAT

The building is registered for VAT

## EPC

Available upon request.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. April 2026.

# Contact us

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On Behalf of Langham Estate