



# THE LANGHAM ESTATE

Looking for a property in  
**NOHO?**  
We've got it covered

COSY OFFICE SUITES TO LET

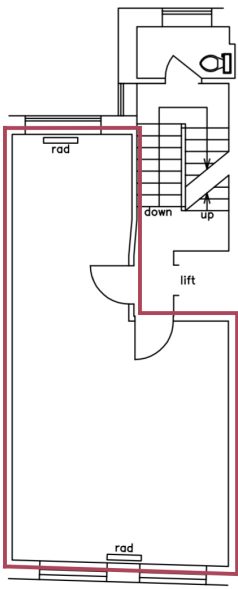
**50 Great Portland Street, London W1**

THIRD FLOOR | 300 sq ft / 27.87 m<sup>2</sup>

FOURTH FLOOR | 310 sq ft / 28.80 m<sup>2</sup>



Situated on the east side of Great Portland Street, south of Mortimer Street. It is within close proximity of both Oxford Street and Market Place and its trendy café scene. Transport facilities are excellent with Oxford Circus underground station being within easy walking distance.



THIRD FLOOR | 300 sq ft / 27.87 m<sup>2</sup>

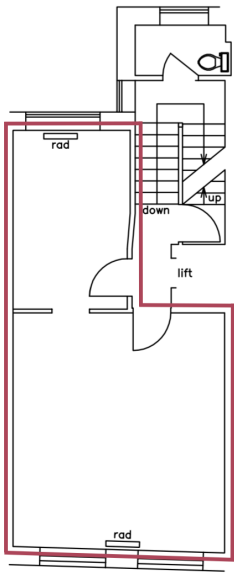


### THIRD FLOOR

- Open Plan Suite
- Good Floor to Ceiling Height
- Excellent Natural Light
- Original Wood Flooring
- Perimeter Trunking



- Communal WC's
- Passenger Lift
- Entryphone
- 24 Hour Access
- Excellent Transport Links



FOURTH FLOOR | 310 sq ft / 28.80 m<sup>2</sup>



### FOURTH FLOOR

- Open Plan with Connecting Rooms
- Good Floor to Ceiling Height
- Excellent Natural Light
- Laminate Wood Flooring
- Perimeter Trunking



- Communal WC's
- Passenger Lift
- Entryphone
- 24 Hour Access
- Excellent Transport Links

**Also Available: Ground & Basement 1,305 sq ft**

#### RENT

On application

#### LEASE

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

For further information call

**020 7580 5656**

LanghamEstate.com | MyNoho.co.uk

#### MALCOLM COHEN

malcolm.cohen@langhamestate.com

020 7907 4983

07768 156 577

#### KELLY MYERS

kelly.myers@langhamestate.com

020 7907 4962

07739 220 411



Langham Estate Management Ltd, London House, 9A Margaret Street, London W1W 8RJ

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