



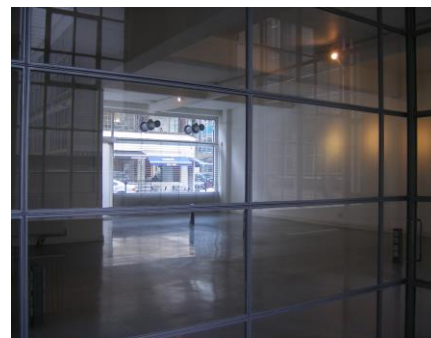
## THE LANGHAM ESTATE

### Ground Floor Premises

Suitable for a variety of Uses(STPP)

**Threeways House**  
**40-44 Clipstone Street, London W1**  
**1,600 sq ft – 148.63 sq m**

Threeways House is situated in the heart of Noho, on the North side of Clipstone Street at its junction with Great Titchfield Street and Bolsover Street. Great Portland Street, Warren Street and Oxford Circus underground stations are within easy access. Close by occupiers include, The London Smile Clinic, Lucky Pig, Clipstone Restaurant, Coral & Conchiglia to name but a few.



\*Window Frontage \*Bright Open Plan Floor \*Concrete Floor Slab  
\*Good Floor to Ceiling Height in excess of 3m \*Kitchenette \*Own Toilets  
\*Excellent Transport Links

**Rent:** On Application

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

**Legal Costs:** Each party to be responsible for their own legal costs.

**Showrooms • Retail • Offices • Storage • Restaurants • Residential**

For further information, please contact  
**Malcolm Cohen or Kelly Myers**

**020 7580 5656**

[www.langhamestate.com](http://www.langhamestate.com)

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