

THE LANGHAM ESTATE

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

SMART START-UP OFFICE

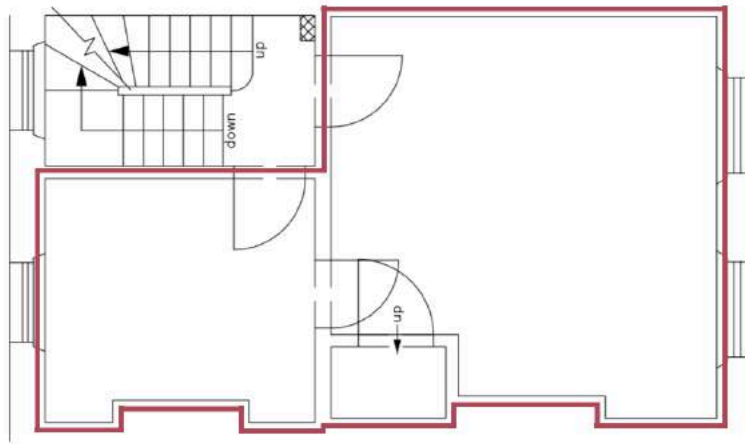
**51 Great Portland Street, London W1**

FIRST FLOOR | 325 sq ft / 30.19 m<sup>2</sup>



Located on the West side of Great Portland Street, close to its junction with Mortimer Street, nearby the vibrant eateries and shopping facilities at Market Place and Oxford Street. Transport facilities are excellent with Oxford Circus station within easy walking distance.

Offices | Retail | Restaurants | Showrooms | Residential | Storage



FIRST FLOOR



Open Plan  
2x Connecting Rooms  
2x Office Entrances  
Excellent Natural Light  
Excellent Ceiling Height  
Feature Sash Windows

Original Cornicing  
Perimeter Trunking  
Entry Phone  
Storage Cupboard  
24 Hour Access  
Communal WC & Kitchen

#### 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

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LanghamEstate.com | MyNoho.co.uk

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