



THE LANGHAM ESTATE

**** REFURBISHED SELF-CONTAINED OFFICE BUILDING ****

With Pied a Terre

76 Great Portland Street,

NoHo, London W1

1,765 sq ft

163.95 m²

The building is located on the East side of Great Portland Street at its junction with Riding House Street. The area benefits from many restaurants and hotels and is within easy walking distance of Great Portland Street, Warren Street and Oxford Circus underground stations.



Floor	Size		Use
	Sq ft	M ²	
4 th	280	29.01	Residential
3 rd	515	47.84	Offices
2 nd	485	45.05	Offices
1 st	485	45.05	Offices
Total	1,765	163.95	



- * Period Features
- * Good Natural Light
- * Original Sash Windows
- * Electric Wall Mounted Heating
- * Refurbished Offices
- * Own Front Door
- * Kitchen Facilities
- * Entry Phone

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

Rent on Application

Showrooms • Retail • Offices • Storage • Restaurants • Residential

For further information please contact
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Any property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to the accuracy. The Lessors or Langham Estate Management Limited, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Energy Performance Certificate



Non-Domestic Building

76 Great Portland Street
LONDON
W1W 7NL

Certificate Reference Number:
0974-3004-0285-0000-4401

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 107 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 421
Building complexity (NOS level): 4

Benchmarks

Buildings similar to this one could have ratings as follows:
33 If newly built
57 If typical of the existing stock