



## THE LANGHAM ESTATE

### Self-Contained Creative Style Office Suite

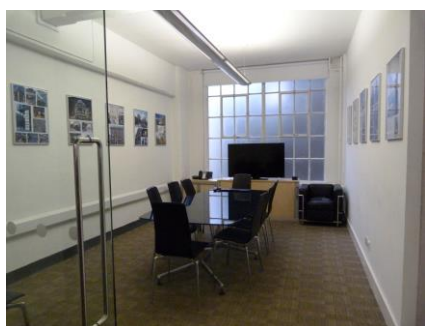
#### Threeways House

40-44 Clipstone Street, London W1

2<sup>nd</sup> Floor East

2,500 sq ft – 232.23 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.



\*Bright Open Plan Suite with a Meeting Room \*Carpeted \*Perimeter Trunking \*Feature Lighting  
\*Good Floor to Ceiling Height \*Entry Phone  
\* Kitchenette \*Own Toilets \*Passenger Lift and Goods Lift  
\*24Hr Access \*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.

**Possession:** Immediate upon completion of legal formalities.

Showrooms • Retail • Offices • Storage • Restaurants • Residential

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

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