

The Langham Estate



Moray House
23-35 Great
Titchfield Street

**GROUND FLOOR &
BASEMENT (UNIT C)**
1,880 SQ FT | 174.65 SQ M
PROMINENT CLASS E
PREMISES TO LET

langhamestate.com
020 7580 5656

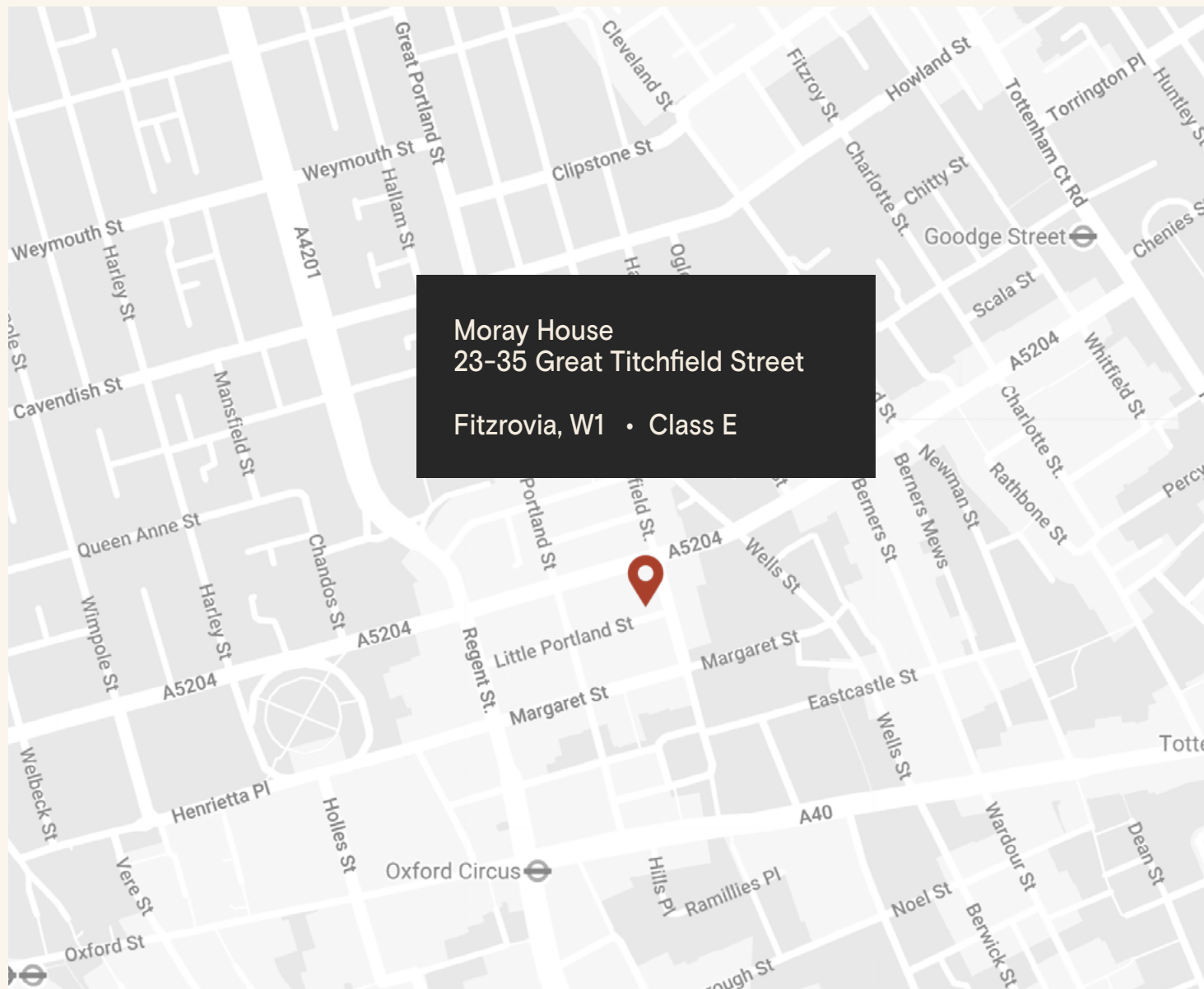




The Location

Moray House is located on the west side of Great Titchfield Street, between Little Portland Street and Mortimer Street, in the heart of vibrant Fitzrovia.

The property is moments away from the international retail thoroughfare of Oxford Street & Regent Street and a short walk away from Regent's Park. The area has excellent transport links including 8 underground tube lines spread across 8 stations, as well as the Elizabeth Line.



Connectivity

Oxford Circus	5 min walk
Goodge Street	9 min walk
Bond Street	11 min walk
Great Portland Street	11 min walk
Tottenham Court Road	12 min walk
Warren Street	14 min walk
Regent's Park	15 min walk
Euston Square	17 min walk

Moray House, 23-35 Great Titchfield Street Ground Floor & Basement (Unit C) | Class E





Features

- Mainly Open Plan Area
- Excellent Transport Links
- Air Conditioning
- Original Wood Flooring
- Window Frontage
- Own WC's
- Kitchenette
- Central Heating
- Own Entrance Door
- Security Shutters

Details

Rent

On application

Lease Terms

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.

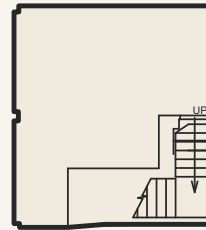
Legal Costs

Each party to be responsible for their own legal costs

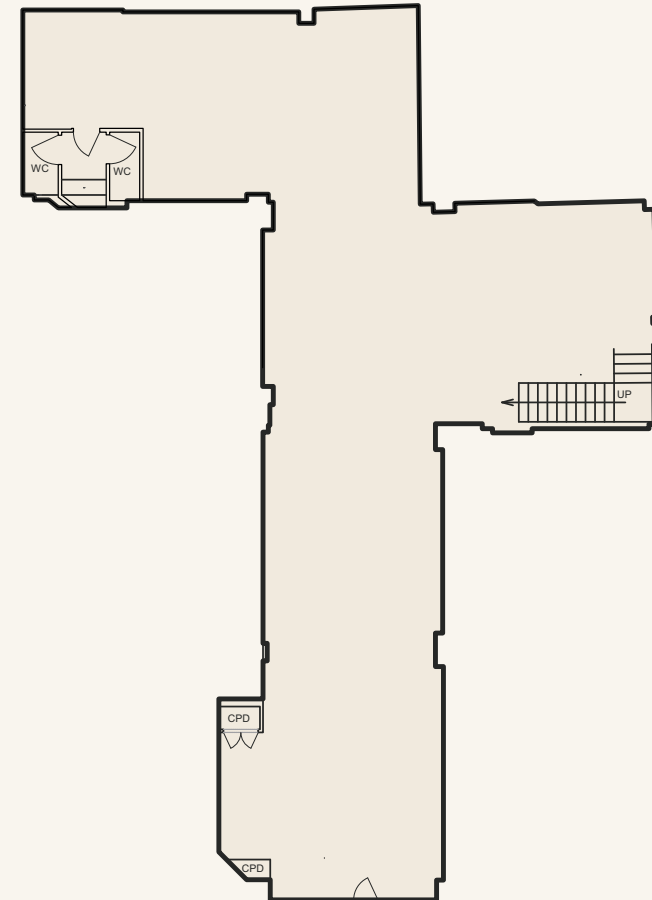
V.A.T.

Pricing exclusive of V.A.T.

Basement



Ground Floor





Sustainability



Zero waste to landfill
in the building



EPC Rating



LED lighting



We aim to reach NET ZERO
emissions by 2040 from our
operations



100% Landlord
Renewable Electricity



Waste management initiative



We are Signatories of WCC
Sustainable City Charter.

FQ

Life *in* Fitzrovia Quarter



Food & Drink



Rich in history with a notable artistic and Bohemian heritage, today Fitzrovia is known to be a popular destination attracting fashion, medical, creative and media businesses and offers an ever-growing array of dining, shopping, fitness and leisure facilities.



Shopping & Lifestyle



The neighbourhood, tucked away from the hustle and bustle of chain stores of nearby Oxford Street and Regent Street, is home to independent businesses such as niche bars, refined restaurants, conscious cafés, up and coming art galleries and contemporary fashion brands. Moreover, Market Place, housing in elegant period buildings a curated collection of places to eat, drink and shop, is a stone's throw away from the property.



Food & Drinks

- The Oxford Market
- Rhum Tavern
- The Social
- Chinawhite
- The Cocktail Club
- The Great Thai
- 28-50 Wine Workshop
- Chishuru
- Honest Burgers
- Yalla Yalla
- Wahaca
- Vapiano
- Burger & Lobster
- The Salad Project
- Pahl Hill
- K-POP
- Tenmaru
- Kiss The Hippo
- Carmel
- Ole & Steen
- GT Corner
- Kaffeine

Beauty & Wellbeing

- FS8
- F45
- Rowbots
- Shadi Salon

- Piedi-de-Poule
- Reviv
- Beauty Club London
- CliniCity
- the a.b.c. smile
- Cavendish Clinic
- Yuki Clinic
- Guacco
- Beautify LDN

Culture & Lifestyle

- Ab-Anbar Gallery
- Gillian Jason Gallery
- Des Bains
- Pi Artworks
- Apollo Galleries
- Arlettie
- Minotti London
- Dune London
- Margaret Howell
- Timberland
- Dr. Martens
- Reiss
- Sports Direct
- Hawes & Curtis
- KEF



The Langham Estate

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For further information call

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