



THE LANGHAM ESTATE

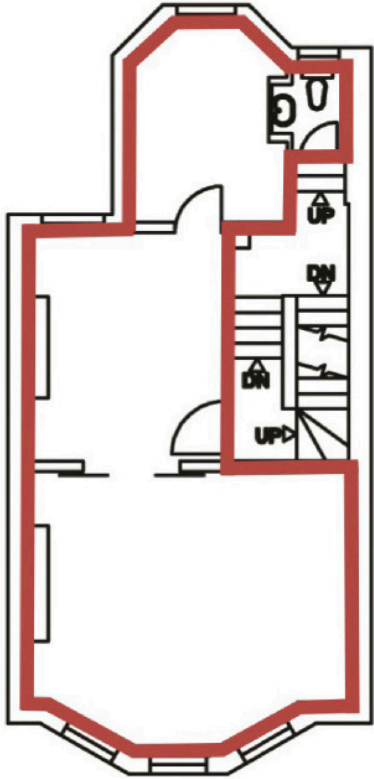
SELF-CONTAINED OFFICE BUILDING

**85 Mortimer Street, London W1**

FIRST TO THIRD FLOORS | 1,250 sq ft / 116.12 m<sup>2</sup>



## TYPICAL FLOOR LAYOUT



The building is situated in the heart of this cosmopolitan fashion and media district, on the South side of Mortimer Street, between Great Titchfield Street and Great Portland Street. Oxford Circus underground station and the Elizabeth Line is a moment's walk away.

Open Plan  
Good Natural Light  
Wood Flooring  
Feature Lighting  
Private Kitchenette  
Own WC & Shower

Feature Fireplaces  
24 Hour Access  
Newly Decorated  
Excellent Transport Links  
Own Street Entrance  
Arranged over 3 Floors

**EPC Rating: D**

### 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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Floorplans are for illustrative purposes only and may not accurately reflect the property's current internal layout.