

The Langham Estate



85 Mortimer Street

FIRST TO THIRD FLOORS
1,250 SQ FT | 116.12 SQ M
SELF CONTAINED OFFICE
BUILDING WITH OWN FRONT DOOR

langhamestate.com
020 7580 5656





The Location

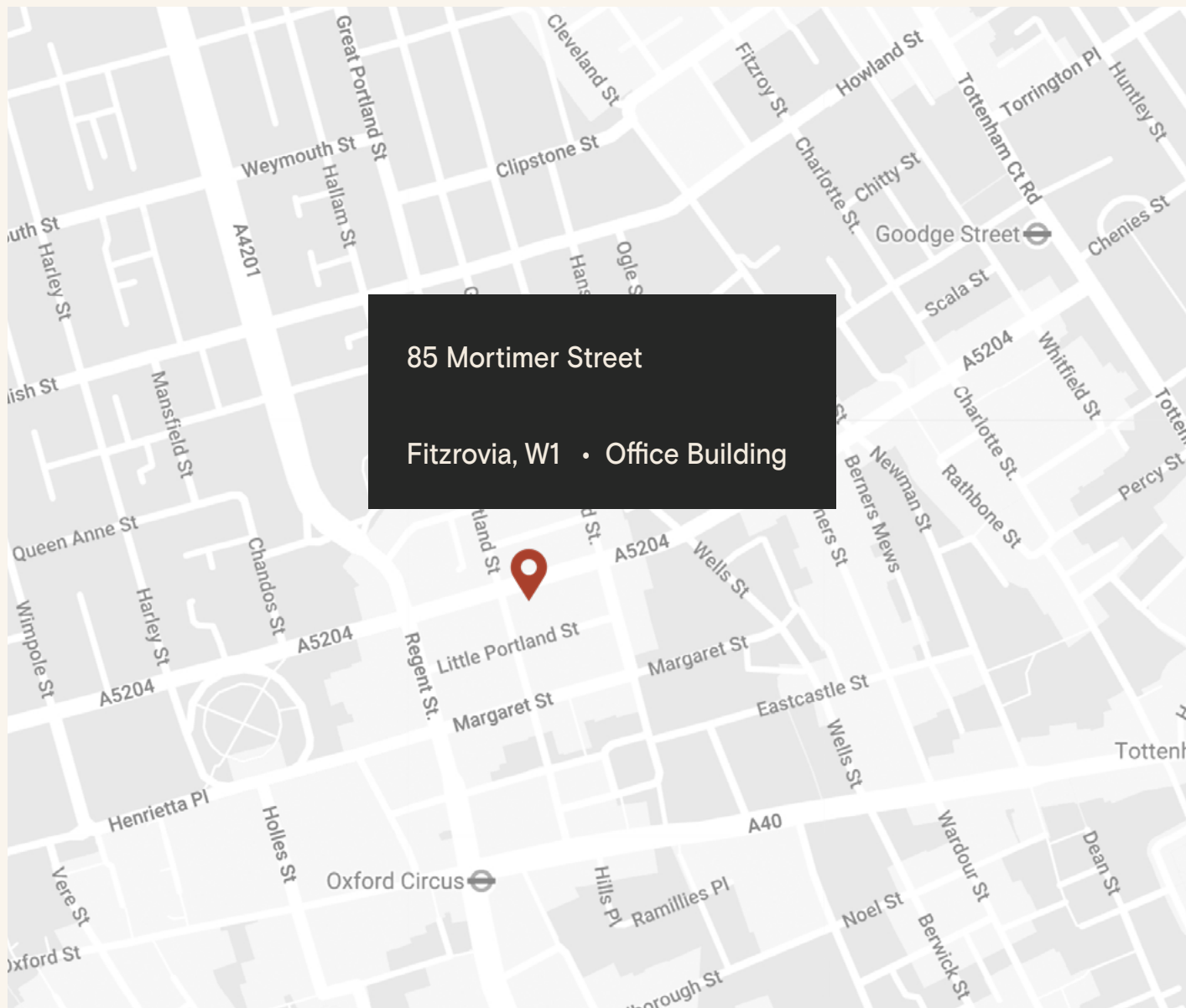
Located in the heart of London's vibrant West End, this charming self-contained property on Mortimer Street, between Great Titchfield Street and Great Portland Street, offers an unparalleled opportunity to occupy an entire building. Nestled in Fitzrovia Quarter, the neighbourhood buzzes with the hustle and bustle of shoppers, diners and local workers enjoying its diverse offerings.

Arranged over three floors, the property boasts an open-plan layout that invites flexible working arrangements. The abundance of natural light creates an airy atmosphere, while wood flooring and feature fireplaces add a touch of elegance.

The area boasts excellent transport links, with eight underground tube lines spread across eight stations nearby, including Oxford Circus and Goodge Street stations, which are right on its doorstep, along with Bond Street and Tottenham Court Road stations, providing access to the Elizabeth Line.

Connectivity

Oxford Circus	5 min walk
Goodge Street	9 min walk
Bond Street	10 min walk
Great Portland Street	10 min walk
Tottenham Court Road	11 min walk
Regent's Park	13 min walk
Warren Street	14 min walk
Euston Square	17 min walk



85 Mortimer Street | First to Third Floors



1,250 sq ft
office space at the
very centre of Fitzrovia.







Features

- Open Plan
- Arranged Over 3 Floors
- Wood Flooring
- Own Street Entrance
- Private Kitchenette
- 24 Hour Access
- Own WC & Shower
- Newly Decorated
- Excellent Transport Links
- Good Natural Light
- Feature Fireplaces
- Entry Phone

Details

Floor Area

1,250 SQ FT / 116.12 SQ M

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

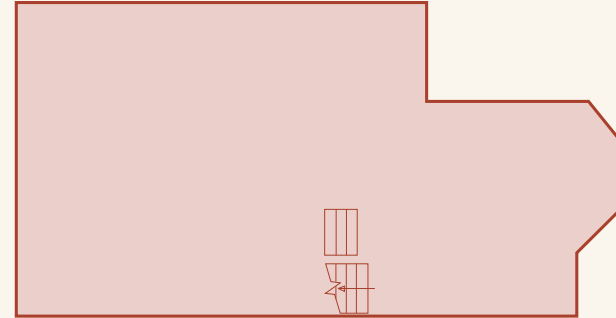
Furniture

Furniture packages available on negotiation

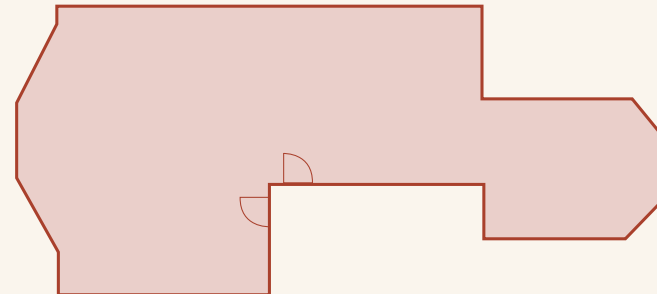
V.A.T.

Pricing exclusive of V.A.T.

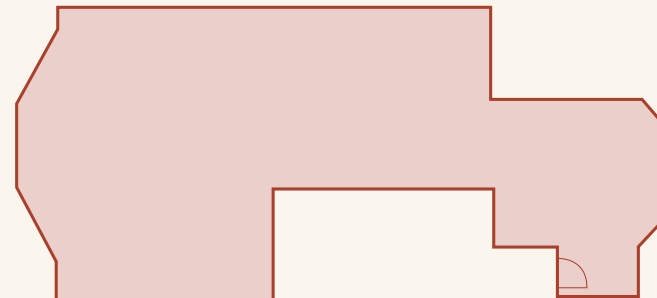
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR





Sustainability



Zero waste to landfill
in the building



EPC Rating



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.

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For further information call

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