

The Langham Estate



Moray House
23-35 Great
Titchfield Street

GROUND FLOOR (UNIT A & B)
1,730 SQ FT | 160.72 SQ M
PROMINENT CLASS E
PREMISES TO LET

langhamestate.com
020 7580 5656

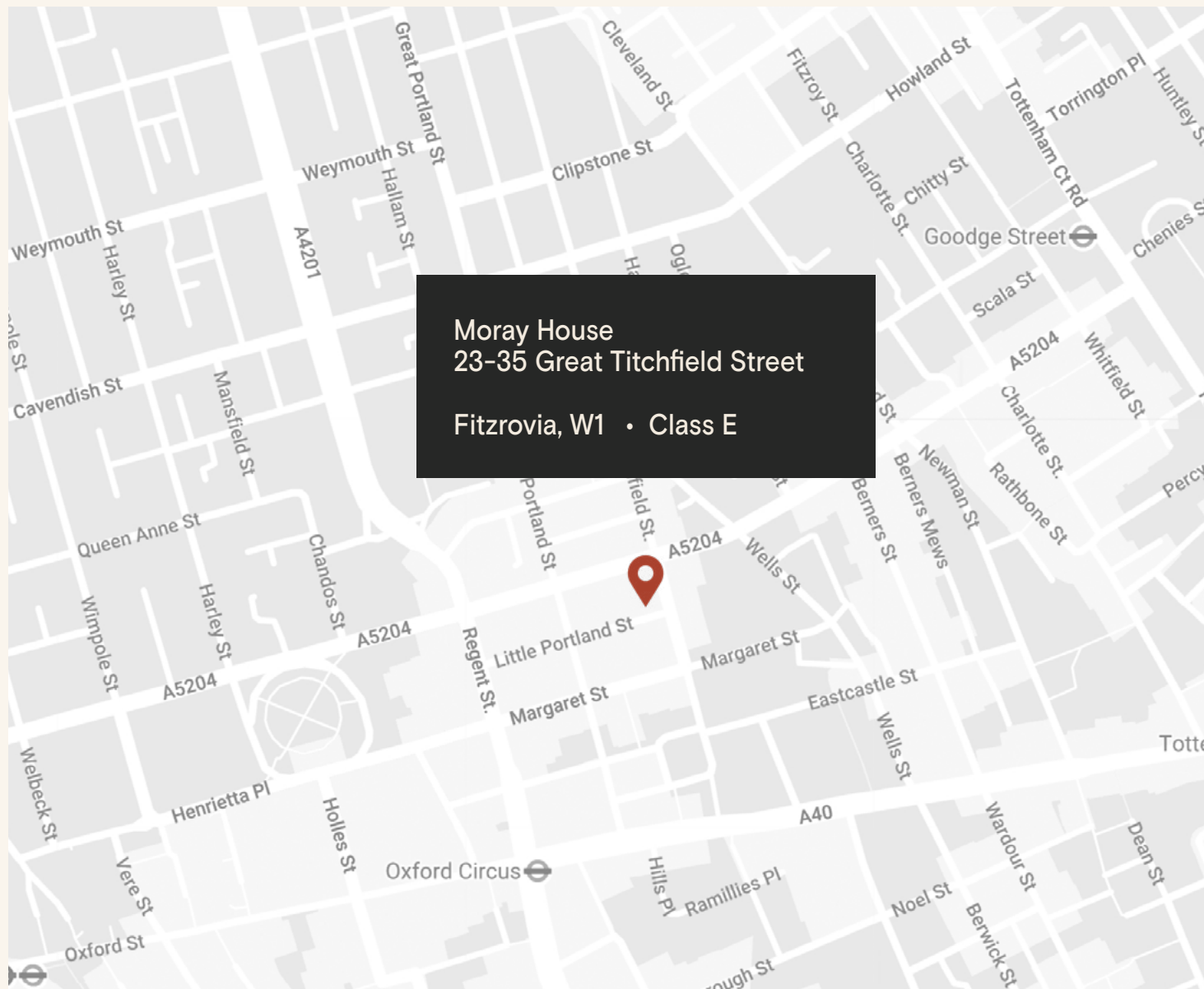




The Location

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 (Unit A & B) | Class E





Features

- Self Contained
- Return Window Frontage
- 24h Access
- Wood Floor
- Own Street Entrance
- Central Heating
- Feature Lighting
- Good Ceiling Height
- Mainly Open Plan
- Excellent Transport Links

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

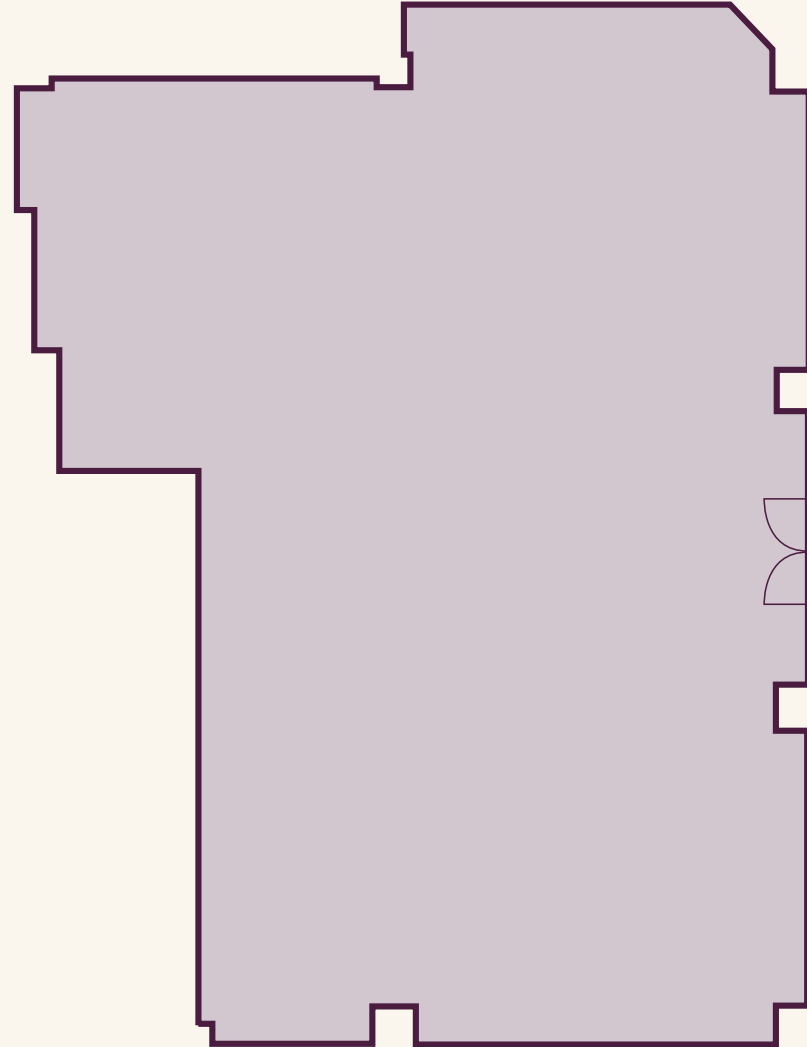
Immediate upon completion of legal formalities.

Legal Costs

Each party to be responsible for their own legal costs

V.A.T.

Pricing exclusive of V.A.T.





Sustainability



Zero waste to landfill
in the building

B

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
- Wumman
- 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

langhamestate.com

For further information call

020 7580 5656



Malcolm Cohen

malcolm.cohen@langhamestate.com

020 7907 4983

07526 189 462

Daniel Yershon

daniel.yershon@langhamestate.com

020 7907 4986

07731 985 129

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