

# The Langham Estate



Moray House,  
23-35 Great  
Titchfield Street

**SUITE 1, FIRST FLOOR**  
**1,440 SQ FT | 133.77 SQ M**  
MEDIA STYLE OFFICE WITH  
SKYLIGHT TO LET

[langhamestate.com](http://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. 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.

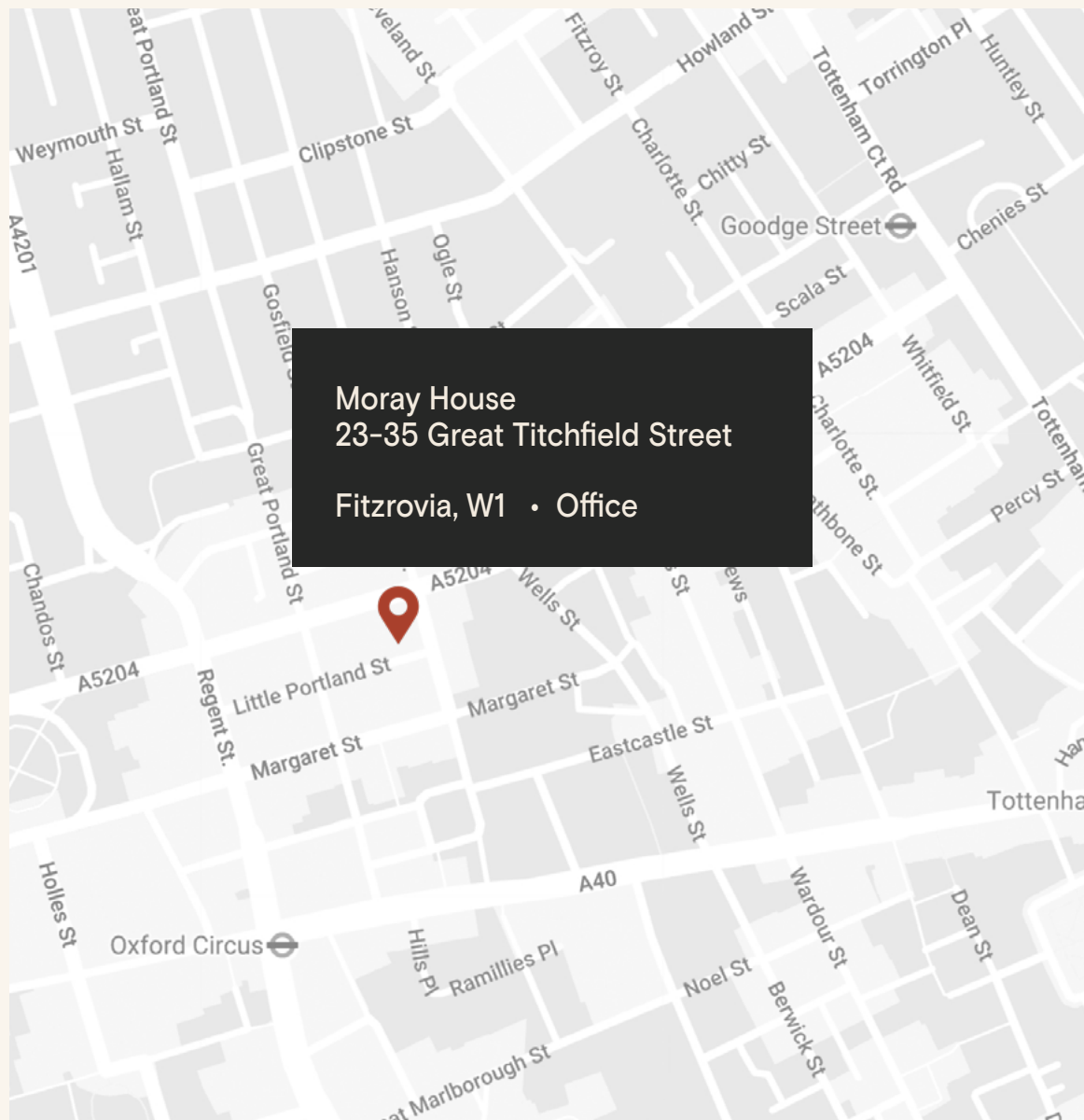
The property is moments away from the international retail thoroughfares of Oxford Street & Regent Street and a short walk to green spaces, from the compact charm of Cavendish Square Gardens to the iconic sprawl of Regent's Park.

The neighbourhood, Fitzrovia Quarter, is home to a variety of independent businesses. Culinary connoisseurs have their pick of specialist eateries located on Great Titchfield Street, Margaret Street or Market Place, housing in elegant period buildings a curated collection of places to eat, drink and shop.

The area boasts excellent transport links, including 8 underground tube lines spread across 8 stations, including Oxford Circus Station, Tottenham Court Road and Bond Street stations, the latter served by the Elizabeth Line, offering easy access to the rest of the city (and beyond).

## 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	13 min walk
Warren Street	14 min walk
Regent's Park	15 min walk
Euston Square	20 min walk



Moray House, 23-35 Great Titchfield Street | Suite 1, First Floor



1,440 sq ft  
office space at the  
very centre of Fitzrovia.



## Features

- Open Plan
- One Meeting Room
- Video Entry Phone
- Feature Skylight
- Large Windows
- Excellent Natural Light
- Excellent Ceiling Height
- Private Kitchenette
- Original Wood Flooring
- Storage Cupboard
- 24 Hour Access
- Passenger Lift
- Central Heating
- Feature Lighting
- Communal Showers
- To Be Refurbished

## Details

### Floor Area

1,440 SQ FT / 133.77 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

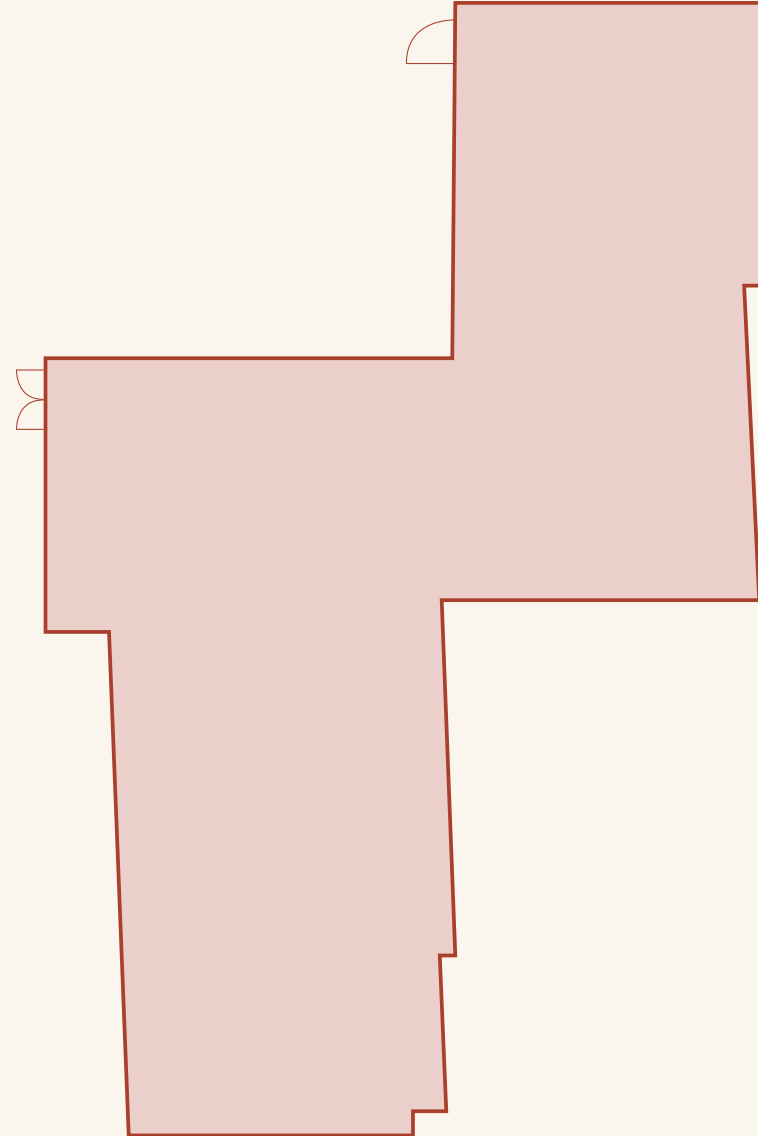
Each party to be responsible for their own legal costs

### Furniture

Furniture packages available on negotiation

### V.A.T.

Pricing exclusive of V.A.T.





# 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.

# The Langham Estate

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