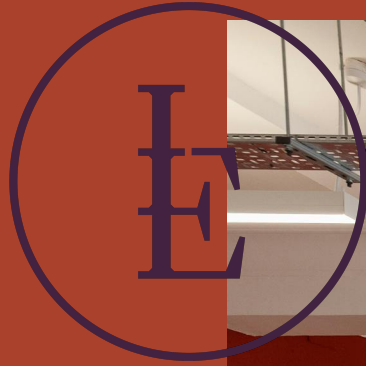


# The Langham Estate



Moray House, 23-35  
Great Titchfield  
Street, London,  
W1W 7PA

**FIRST FLOOR NORTH**  
2,439 SQ FT | 226.59 SQ M  
OFFICE TO LET



[Langhamestate.com](http://Langhamestate.com)

020 7580 5656

# Moray House, 23-35 Great Titchfield Street - First Floor North



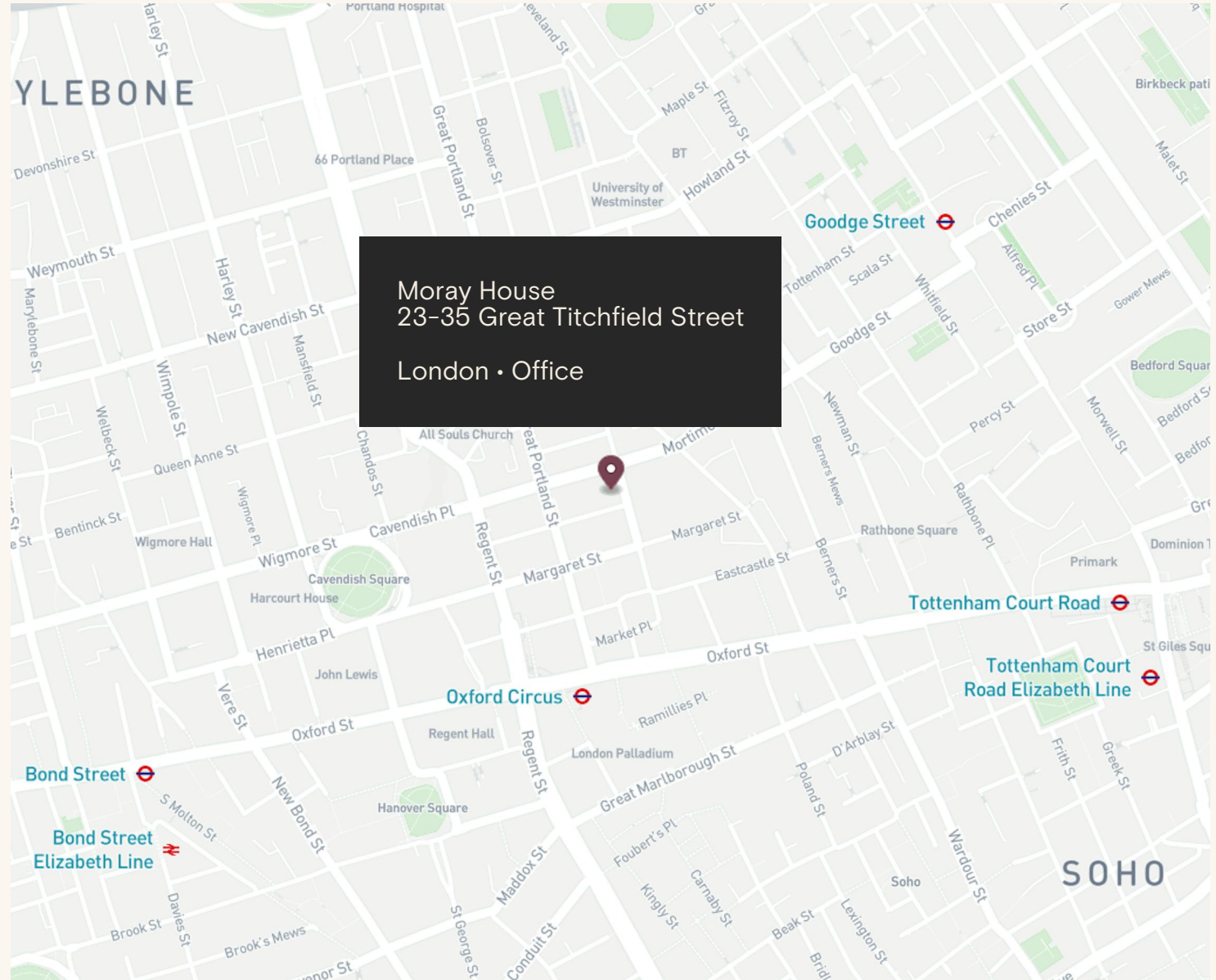
## Location

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 area has excellent transport links including 8 underground tube lines spread across 8 stations, as well as the Elizabeth Line.

## Connectivity

Oxford Circus	3 mins walk
Goodge Street	6 mins walk
Tottenham Court Road	8 mins walk
Great Portland Street	9 mins walk



Moray House, 23-35 Great Titchfield Street - First Floor North

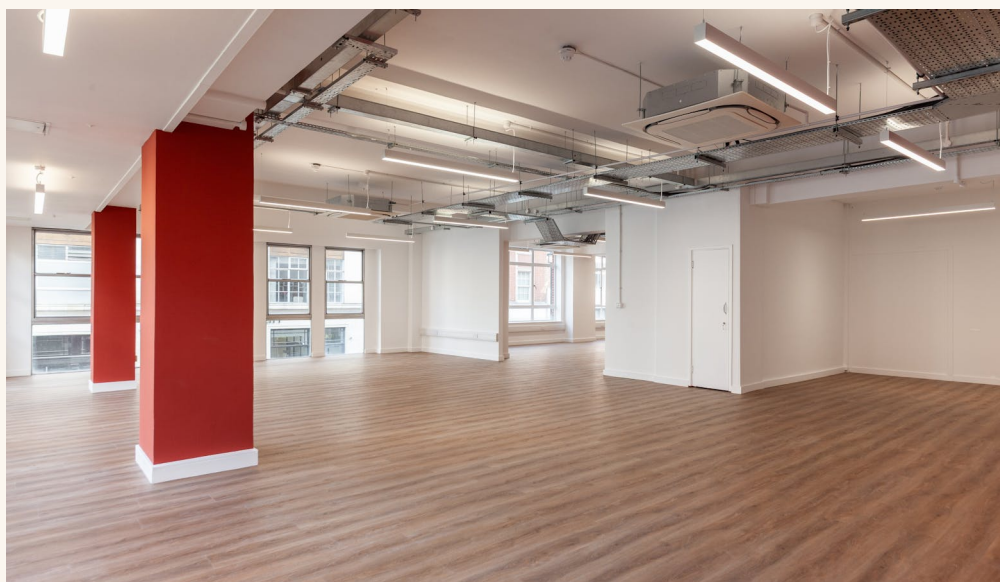


Newly refurbished 2,439 sq  
ft open-plan office in the  
heart of Fitzrovia Quarter

Moray House, 23-35 Great Titchfield Street - First Floor North



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# Moray House, 23-35 Great Titchfield Street - First Floor North



## Features

- Good Ceiling Height
- Open Plan
- Excellent Transport Links
- Central Heating
- Wood Flooring
- Kitchenette
- Newly Refurbished
- Perimeter Trunking
- 24 Hour Access

## Details

### Floor Area

2,439 SQ FT / 226.59 SQ M

### Rent

£75 per sq ft

### 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

### VAT

Pricing exclusive of V.A.T





# Sustainability



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



100% Landlord  
Renewable Electricity



Zero waste to landfill  
in the building



Waste management initiative



We are Signatories of WCC  
Sustainable City Charter



LED Lighting



EPC Rating



FQ

*Discover* Fitzrovia Quarter



FITZROVIA QUARTER



Explore our neighbourhood

# The Langham Estate

langhamestate.com

For further information call

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