

# The Langham Estate



3-4 Bywell Place,  
London, W1T 3DN

**2ND FLOOR**  
**781 SQ FT | 72.56 SQ M**  
OFFICE TO LET



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

020 7580 5656

## 3-4 Bywell Place - 2nd Floor



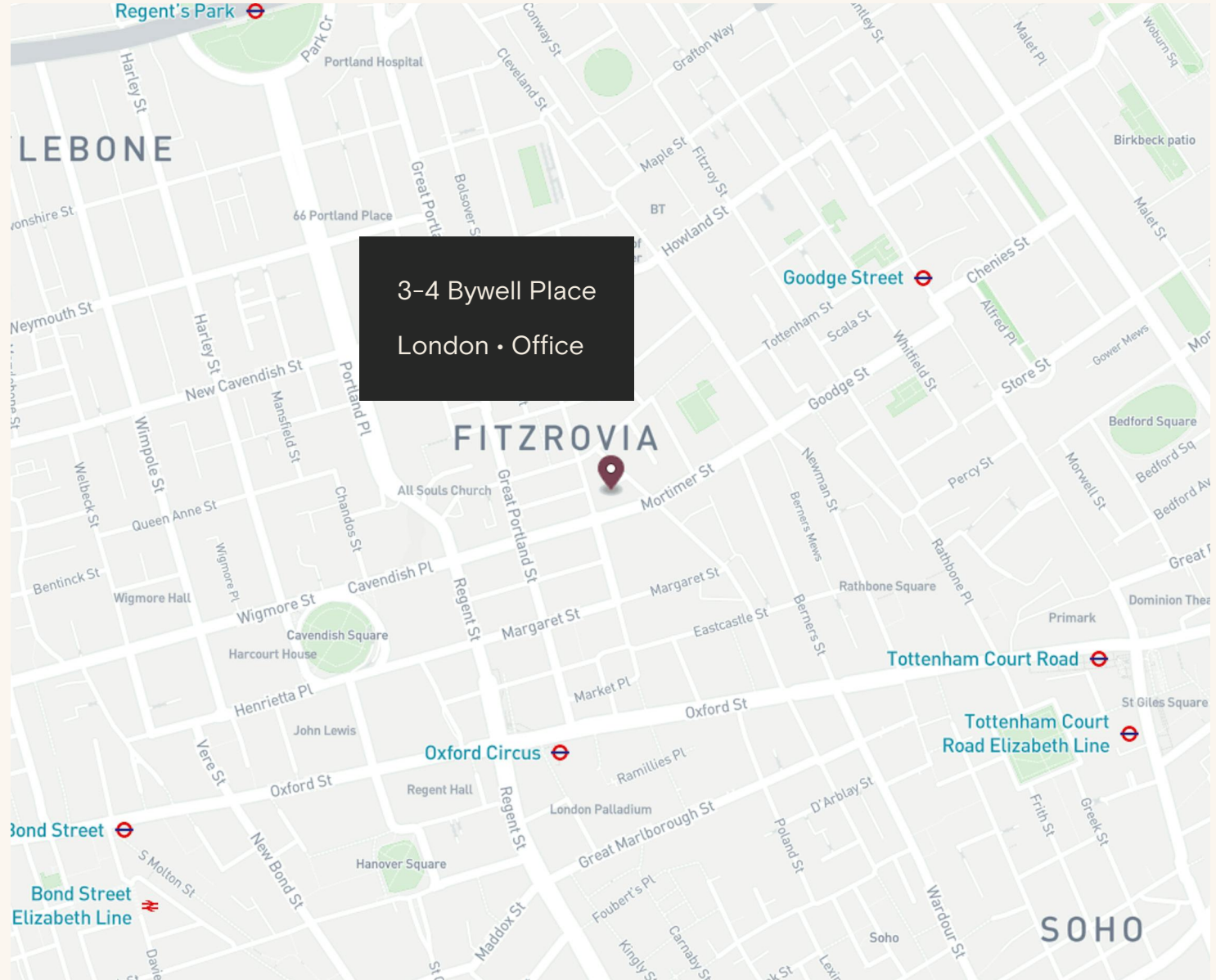
### Location

Positioned in the heart of Fitzrovia Quarter, 3-4 Bywell Place offers a prime central London location moments from the vibrant energy of Oxford Street. Surrounded by an eclectic mix of cafés, restaurants, boutiques, and wellness amenities, the area blends village charm with the buzz of the West End.

Transport links are excellent, with Oxford Circus Underground Station just a short walk away, providing access to multiple tube lines. Additionally, Bond Street station, served by the Elizabeth Line, and Goodge Street station are within easy reach, ensuring seamless connectivity throughout London and beyond.

### Connectivity

Oxford Circus	4 mins walk
Goodge Street	5 mins walk
Tottenham Court Road	8 mins walk
Great Portland Street	8 mins walk



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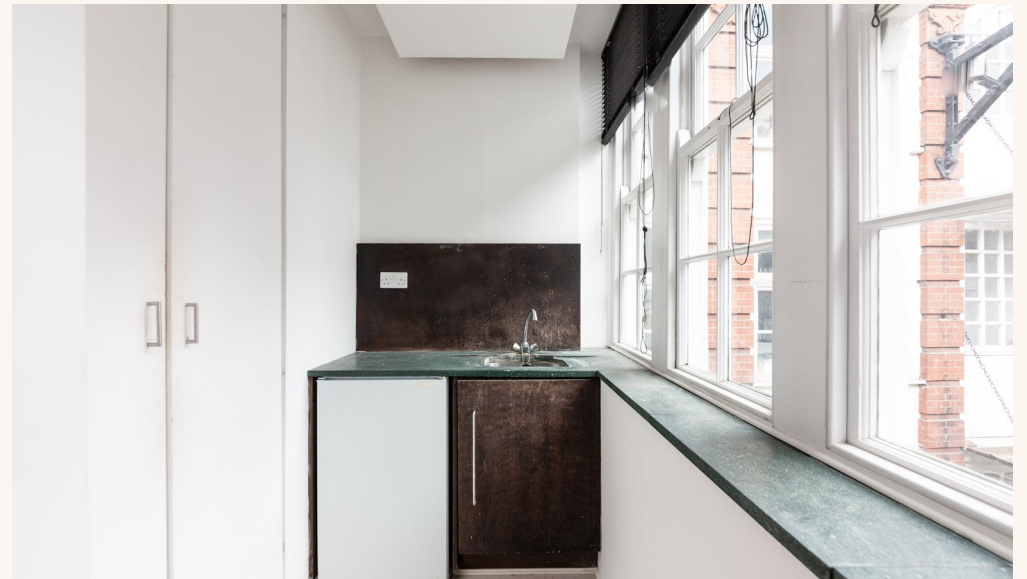
781 sq ft open-plan office space with its own kitchenette, set in a prime location



## 3-4 Bywell Place - 2nd Floor



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### Features

- Excellent Natural Light
- 24 Hours Access
- Entry Phone
- Open Plan
- Excellent Transport Links
- Good Ceiling Height
- Kitchenette
- Perimeter Trunking
- Wooden Floor

### Details

#### Floor Area

781 SQ FT / 72.56 SQ M

#### Rent

£55 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

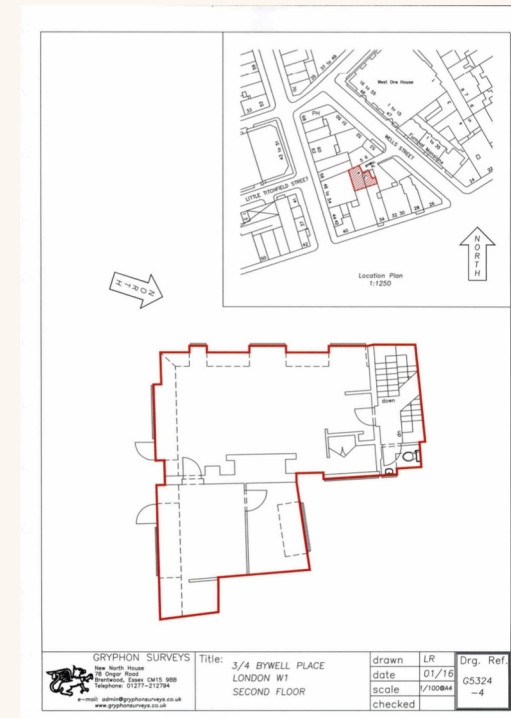
Immediate upon completion of legal formalities

#### Legal Costs

Each party to be responsible for their own legal costs

#### VAT

Pricing exclusive of V.A.T



FQ

*Discover* Fitzrovia Quarter



FITZROVIA QUARTER



Explore our neighbourhood

# The Langham Estate

langhamestate.com

For further information call

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