

# 27 MARGARET STREET | FITZROVIA | W1

# NEWLY REFURBISHED MEDIA STYLE OFFICES

4<sup>th</sup> Floor Office Available to Let – 631 Sq Ft



## Location

The building is located on the north side of Margaret Street, between Regent Street and Great Portland Street. Oxford Circus Underground station (all tube lines) is a one minute walk.

#### Description

27 Margaret Street comprises a substantial mid-terrace property of brick construction, arranged over basement, ground and four upper floors. The upper floors are arranged as office suites with WC's at second, third and fourth floor levels.

## **Accommodation & Outgoings**

Floor	Area (sq ft)	Area (sq m)	Rent (pa)	Rates (pa)	SC (pa)	Status
4th Floor	631	59	£38,000	£9,120	£5,995	Available Q4 2018

Using these figures, the budgeted monthly cost exclusive of utilities will be £4,400 pcm approx..

#### **Amenities/Specification**

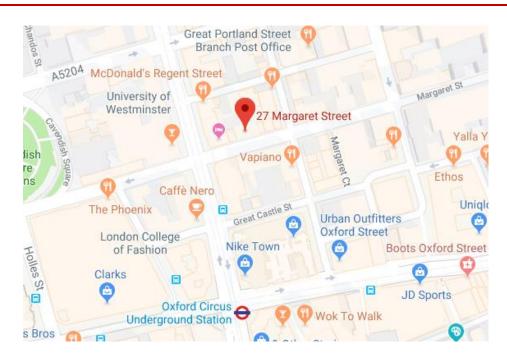
- \* New air conditioning
- \* New LED lighting
- \* Wooden flooring\* Good natural light
- \* Entry phone system
  \* Kitchenette
  - \* Demised WC's
  - \* New metal trunking
- \* Immediate access to G Network fibre

#### Lease

New flexible lease direct from the Landlord for a term by arrangement.

# **EPC Rating**

E121



#### **Viewings**

Strictly by appointment through joint letting agents:

**Edward Charles & Partners** 

Jamie Shuttle jshuttle@edwardcharles.co.uk

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