

27 MARGARET STREET | FITZROVIA | W1

NEWLY REFURBISHED MEDIA STYLE OFFICES

4th 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
4 th 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

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