

75-77 MARGARET STREET

Fitzrovia



LDG







DESCRIPTION

These floors are bathed in natural light while offering convenient, open spaces for tenants to effortlessly set up their office. The incredible proximity to Oxford Circus lends itself to easy commuting, shopping, dining, and attracting new staff.

HIGHLIGHTS

- Refurbished Passenger Lift
- Demised Kichenette
- Great Natural Light
- Close to Oxford Circus
- Wood Flooring
- Great Floor to Ceiling Height
- Open Plan Space with a Meeting Room
- Server/Storage Room

LEASE

Leases from 12 months, or longer.

WHEN CAN YOU MOVE IN?

Immediately, subject to contract.

VIEWINGS

We believe a property is best seen in person - contact us for a viewing, so we can walk you through how great this space is.

CONNECTIVITY

We understand fibre is available at the property. Further information upon request.

VAT

This building is elected for VAT.

COMMUTE

Oxford Circus - 3 mins
Great Portland Street - 6 mins
Goodge Street - 10 mins
Tottenham Court Road - 11 mins

PARKING

Cavendish Square - 4 mins

FOODIE HOTSPOTS

- Vapiano - Wahacca
- MEATliquor - Honest Burger

LIQUID LUNCH

- Market Place Bar - The George
- All Bar One - London Cocktail Club

A STRETCH AWAY

- Rowbots - F45
- PureGym - The Gym



Schedule of Accommodation

| Floor/Unit | sq ft | Rent | Rates Payable | Service charge | Total month | Total year | Availability |
|--------------|--------------|--------------------|-------------------|-------------------|-------------------|-----------------|--------------|
| 4th | 2,050 | £121,975 /annum | £48,048 /annum | £26,650 /annum | £16,389.42 | £196,673 | Available |
| Total | 2,050 | | | | £16,389.42 | £196,673 | |

Ready to talk?



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