

The Langham Estate



20 Margaret Street,
London, W1W 8RS

4TH FLOOR
797 SQ FT | 74.04 SQ M
OFFICE TO LET



[Langhamestate.com](https://www.langhamestate.com)

020 7580 5656

20 Margaret Street - 4th Floor



Location

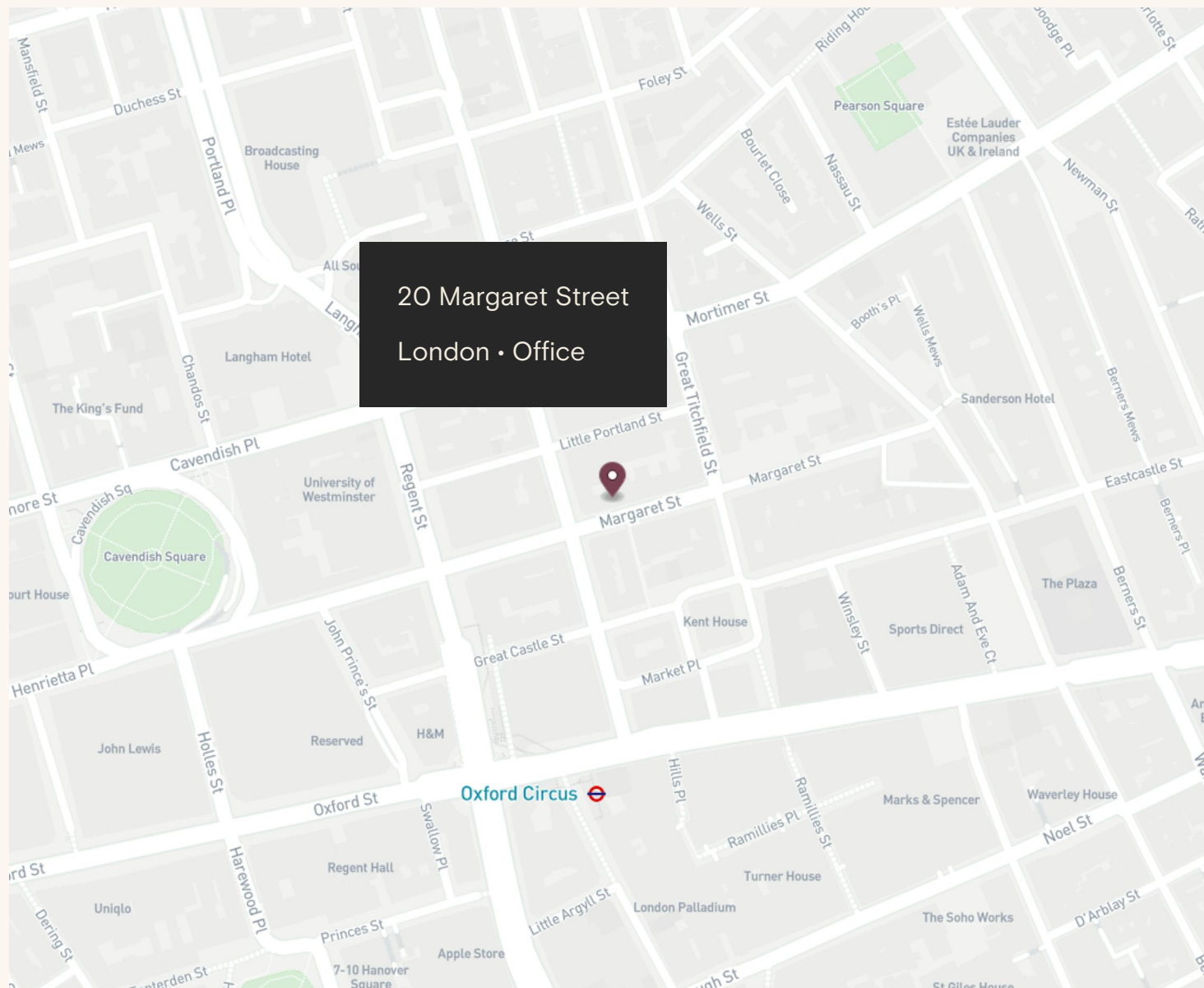
Located in the prime Fitzrovia Quarter, this street was once at the fashionable epicentre of London's rag trade. Architectural gems such as the Victorian Grade I listed All Saints Church stand as testament to this road's rich heritage, while its modern-day popularity with creative media businesses adds a contemporary twist.

The building is located on the north side of Margaret Street, in the heart of vibrant Fitzrovia and it is moments away from the international retail thoroughfare of Oxford Street & Regent Street and a short walk away from Regent's Park.

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

Connectivity

Oxford Circus	2 mins walk
Goodge Street	7 mins walk
Tottenham Court Road	8 mins walk
Bond Street	8 mins walk



20 Margaret Street - 4th Floor



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







20 Margaret Street - 4th Floor



Features

- Open Plan
- Excellent Transport Links
- Perimeter Trunking
- Passenger Lift
- Wood Flooring
- Good Natural Light
- 24 Hour Access
- LED Lighting
- Own Kitchenette

Details

Floor Area
797 SQ FT / 74.04 SQ M

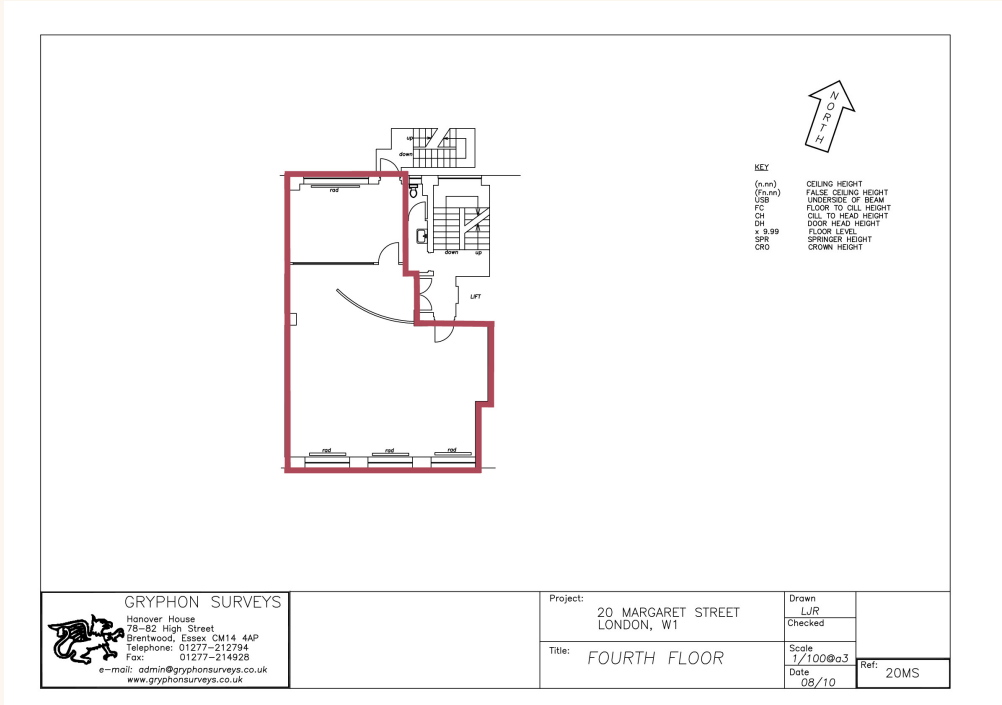
Rent
£62.50 per sq ft

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





Name	sq ft	sq m	Availability
1st	804	74.69	Available
2nd	813	75.53	Available
4th	797	74.04	Available
Total	2,414	224.26	

Schedule of Areas





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

020 7580 5656

Sabina Bathurst

sabina.bathurst@langhamestate.com

020 7907 4960

07355 603 106

Malcolm Cohen

malcolm.cohen@langhamestate.com

07526 189 462

020 7907 4983

