

19 MARGARET STREET

Fitzrovia



LDG









## DESCRIPTION

Having undergone a refurbishment throughout the building, 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 Offices & Common Parts
- Great Natural Light
- Close to Oxford Circus
- New, Modern Lighting & Kitchen (1st Floor)
- Demised Kitchen & Restroom
- Wood Flooring
- Lift
- Air Conditioning

## 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

Demise	sq ft	Rent	Rates Payable	Service Charge	Total month	Total year
1st	980	£56,350 per annum	£22,579.75 /annum	£12,740 /annum	£7,639.10	£91,669.20
4th	830	£48,555 per annum	£19,461 /annum	£10,790 /annum	£6,567.38	£78,808.50
<b>Total</b>	<b>1,810</b>				<b>£14,206.48</b>	<b>£170,477.70</b>

Ready to talk?



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