

51-53 MARGARET STREET

Fitzrovia



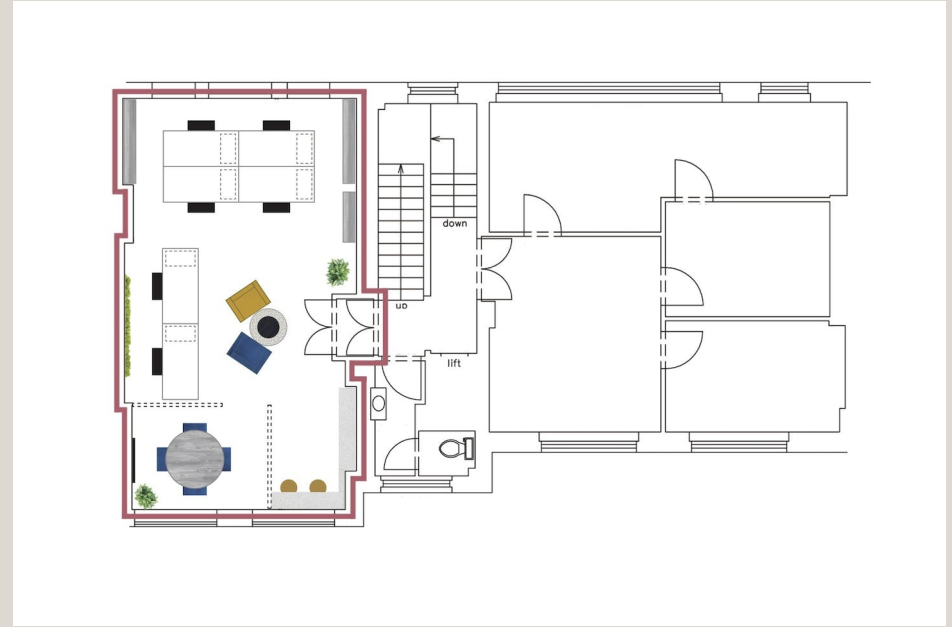
LDG



51-53 Margaret Street









## HIGHLIGHTS

- Refurbished Common Parts
- Air-Conditioning
- Lift
- Demised Kichenette
- Great Natural Light
- Close to Oxford Circus
- Good Floor to Ceiling Height
- Wood Flooring

## 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.

## 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.

## 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

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

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Schedule of Accommodation

Floor/Unit	sq ft	Rent	Rates Payable	Service Charge	Total month	Total year	Availability
1st	450	£26,325 per annum	£12,100.75 /annum	£3,828 /annum	£3,521.25	£42,255	Available
<b>Total</b>	<b>450</b>				<b>£3,521.25</b>	<b>£42,255</b>	

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Ready to talk?



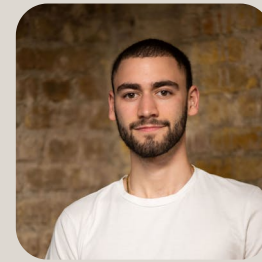
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