

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
<b>Total</b>	<b>2,050</b>				<b>£16,389.42</b>	<b>£196,673</b>	

Ready to talk?



**HARRISON  
EAGLES**

DD: 0207 290 0599  
M: 07940 930 930  
E: harrison@ldg.co.uk



**HARRY  
ISAACS**

DD: 020 7291 0993  
M: 07756 873 842  
E: harry.i@ldg.co.uk

LDG | [www.ldg.co.uk](http://www.ldg.co.uk)  
53 Great Titchfield Street  
London, W1W 7PJ

75-77 Margaret Street

