

47-50 MARGARET STREET

Fitzrovia



LDG











## DESCRIPTION

Having recently undergone a full refurbishment, the second floor east offers a modernised take on a period style office, furnished with industrial style desks and tables. Natural light captures strong levels of natural light with sash windows from multiple angles. The workspace has been fitted with an attractive light wood flooring set in a herringbone style. The ground floor reception has undergone a full overhaul to create a modern welcoming reception with Scandinavian style slatted wood features and exposed brickwork on the landing.

The West side of the floor is also available to rent which could be used as an additional boardroom, breakout space, or private office.

## HIGHLIGHTS

- Impressive Office Space
- 1 Minute From Oxford Circus
- Fitted & Furnished Including Meeting Rooms
- Unique Circular Light Fittings
- Excellent Natural Light
- Herringbone Wood Flooring
- Passenger Lift
- Brand new air-conditioning
- Kitchenette

## LEASES

From 12 months, or longer.

## CONNECTIVITY

We understand the building benefits from fibre connectivity. Further information is available upon request.

## FURNITURE

The premises is furnished, ready to occupy.

## WHEN CAN YOU MOVE IN?

Immediately, subject to contract

## DDA COMPLIANCE

If you have any questions about disabled access suitability, please do reach out to us.

## 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.

## COMMUTE

Oxford Circus. 3 mins  
Great Portland Street. 8 mins  
Goodge Street. 8 mins  
Regent's Park. 10 mins  
Warren Street. 13 mins

## PARKING

Cavendish Square – 2 mins

## FOODIE HOTSPOTS

- Vapiano - K-Pop  
- MEATliquor - Elan Cafe

## LIQUID LUNCH

- All Bar One - London Cocktail Club  
- Treehouse - The Phoenix

## A STRETCH AWAY

- The Gym - Tens Fitness  
- Psyche - Pure Gym

## VAT

This building is elected for VAT.



Schedule of Accommodation

Demise	sq ft	Rent	Rates Payable	Service Charge	Total month	Total year	Availability
2nd - East	2,920	£205,000 per annum	£64,000 /annum	£36,967 /annum	£25,497.25	£305,967	Available
2nd - West	380	£26,600 per annum	£8,732.50 /annum	£4,811 /annum	£3,345.29	£40,143.50	Available
<b>Total</b>	<b>3,300</b>				<b>£28,842.54</b>	<b>£346,110.50</b>	

Ready to talk?



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