

37-38 MARGARET STREET

Fitzrovia



LDG









## DESCRIPTION

Having recently undergone refurbishment, this spacious second floor office offers a large open plan working area with good size meeting room fitted. The office space also includes a kitchenette, with access to a communal terrace on the first floor. The ground floor entrance hall has also been renovated recently.

## HIGHLIGHTS

- Lofty Office Fitted With Meeting Room
- New Floor Covering
- Good Natural Light
- Redecorated Common Parts
- Refurbished Restrooms
- Shower Facilities
- Kitchenette
- Perimeter Trunking
- Sash Windows

## LEASES

From 12 months, or longer.

## CONNECTIVITY

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

## WHEN CAN YOU MOVE IN?

Immediately, subject to contract

## VAT

This building is elected for VAT.

## FEES

There is a one-off administration fee of £1,500 + VAT

## 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. 1 mins

Bond Street. 5 mins

Goodge Street. 13 mins

Great Portland Street. 14 mins

Regent's Park. 15 mins

## PARKING

Cavendish Square – 1 min

## 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



Schedule of Accommodation

Demise	sq ft	Rent	Rates Payable	Service Charge	Total month	Total year	Availability
2nd	1,138	£48,500 per annum	£30,208 /annum	£8,382.25 /annum	£7,257.52	£87,090.25	Available
<b>Total</b>	<b>1,138</b>				<b>£7,257.52</b>	<b>£87,090.25</b>	

Ready to talk?



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