

27 MARGARET STREET

Fitzrovia



LDG









DESCRIPTION

The second and third floor offices have been refurbished with high quality finishes, offering fitted kitchenettes, meeting rooms and high ceilings with good amount of natural light. The offices are set up with 8-12 desks and further benefit from a stylish entrance hall.

HIGHLIGHTS

- High quality modern offices
- Fitted With Meeting Rooms / Offices
- Stylish Entrance Hall
- Kitchenettes
- Communal Cloakrooms
- Wood Flooring
- Excellent Ceiling Height
- Air-conditioning
- Perimeter Trunking
- Electric Heating

FITTED & FURNITURE

The existing fitout / furniture could be available, by negotiation.

LEASE

Assignments / sublets of the existing lease until 30th November 2026. The leases are contracted outside the Landlord and Tenant Act.

CONNECTIVITY

We understand fibre is available at the property. Further information upon request.

WHEN CAN YOU MOVE IN?

Immediately, subject to contract.

VAT

This building is elected for 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 - 3 mins
Great Portland Street - 6 mins
Goodge Street - 10 mins
Tottenham Court Road - 11 mins

FOODIE HOTSPOTS

- Salad Project - Wulf Deli
- Wahacca - Honest Burger

LIQUID LUNCH

- Oxford Market Bar - The George
- All Bar One - London Cocktail Club

A STRETCH AWAY

- Rowbots - F45
- PureGym - The Gym

DDA COMPLIANCE

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

PARKING

Cavendish Square - 3 mins



Schedule of Accommodation

Demise	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
2nd	689	£44,000 /annum	£11,976 /annum	£6,010.31 /annum	£5,165.53	£61,986.31	Available
3rd	681	£46,000 /annum	£14,221.50 /annum	£5,940.52 /annum	£5,513.50	£66,162.02	Available
Total	1,370				£10,679.03	£128,148.33	

Ready to talk?



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