

**TO LET**  
**STYLISH THIRD FLOOR OFFICE SUITE IN THE HEART OF FITZROVIA**  
**63/64 MARGARET STREET, LONDON, W1W 8SW**



770 SQ.FT. (71.50 SQ.M.)– 3<sup>rd</sup> Floor East

**LOCATION (GOOGLE MAPS [LINK](#))**

Located on the south side of Margaret Street between Great Titchfield Street and Great Portland Street. The property is within minutes of Oxford Circus Underground Station and the numerous trendy cafés and restaurants that service this vibrant location.

rib.co.uk

19 Margaret Street, London W1W 8RR

Tel: 020 7637 0821 Email: [info@rib.co.uk](mailto:info@rib.co.uk)

**DESCRIPTION**

This bright third floor office benefits from excellent natural light, central heating, strip ceiling lighting, kitchenette, communal toilet, passenger lift, 24 hour access and excellent transport links.

**LEASE**

A new Full Repairing & Insuring Lease is available direct with the Landlord for a term by arrangement outside the Landlord & Tenant Act 1954.

**EPC**

Available on request.

**POSSESSION**

Upon completion of legal formalities.

**LEGAL COSTS**

Each party is to be responsible for their own legal costs.

**FINANCIALS**

Area	Fitzrovia
Size	770
Quoting Rent (p.a.) exc	£43,890
Rates Payable (p.a.)	£16,592
Service Charge (p.a.)	£21,560
<b>Estimated Occupancy Cost (p. a.)</b>	<b>£82,042</b>

**AMENITIES**

- Excellent Natural Light
- Central Heating
- Carpet flooring
- Kitchenette
- Communal WC
- Passenger Lift
- 24 Hour Access

**VIEWINGS:**

Strictly through Robert Irving Burns.

**Jim Clarke**  
 Tel: 020 7927 0631  
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**Ben Kushner**  
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**Thomas D'arcy**  
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In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

