

TO LET

STYLISH THIRD FLOOR OFFICE SUITE IN THE HEART OF FITZROVIA

63/64 MARGARET STREET, LONDON, W1W 8SW

From 520 SQ.FT. to 1,160 SQ.FT.– 3rd Floor West & 5th Floor WestLOCATION (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

5th Floor West3rd Floor West5th Floor West3rd Floor West

DESCRIPTION

This bright open plan third floor office benefits from excellent natural light, original wood flooring, central heating, perimeter trunking, kitchenette, own demised toilet, excellent transport links, passenger lift and 24 hour access.

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

Floor	3rd Floor	5th Floor	Total
Size	640	520	1,160
Quoting Rent (p.a.) exc	£36,480	£30,160	£66,640
Rates Payable (p.a.)	£14,845	£11,851	£26,696
Service Charge (p.a.)	£17,920	£14,560	£32,480
Estimated Occupancy Cost (p. a.)	£69,245	£56,571	£125,816

NB: An additional 770 sq.ft is available on the 3rd Floor, plus an additional 700 sq.ft is also available on the 2nd floor.

AMENITIES

- Open Plan
- Excellent Natural Light
- Original Wood Flooring
- Featured Sky Light (5th Floor)
- Central Heating
- Perimeter trunking
- Kitchenette
- Demised WC
- Passenger Lift
- 24 Hour Access

VIEWINGS:

Strictly through Robert Irving Burns.

Jim Clarke

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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.