

TO LET – 1st FLOOR PREMISES RECENTLY REFURBISHED BRIGHT OPEN PLAN OFFICE 19 MARGARET STREET, LONDON W1W 8RR



LOCATION (GOOGLE MAPS - LINK)

The building is located on the north side of Margaret Street, between Great Portland Street and Great Titchfield Street. Oxford Circus Underground Station is a short walk away (0.3 miles). The area provides a number of trendy cafés and restaurants that service this vibrant location.

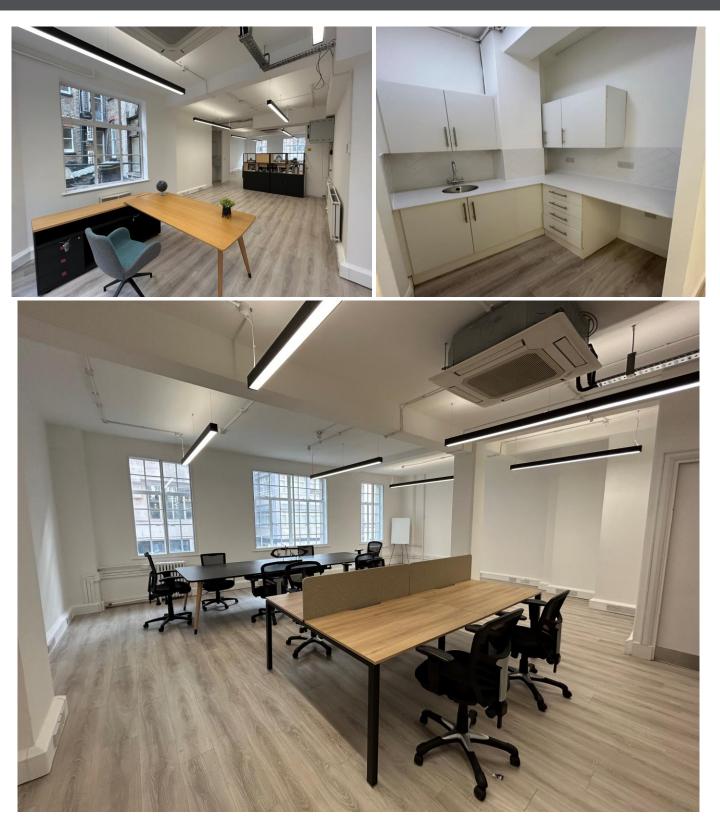
rib.co.uk

19 Margaret Street, London W1W 8RR

Tel: 020 7637 0821 Email: info@rib.co.uk



COMMERCIAL LEASING



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DESCRIPTION

The 1st Floor has recently been refurbished to a good standard providing bright open plans off suites that benefit from superb natural light front and rear afforded by bay sash windows. The floor has fitted kitchenette, demised WCs, Air Conditioning (not tested), excellent, passenger lift, entry phone system.

LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion.

LEGAL COSTS

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

EPC

Available upon request.

FLOOR PLANS

Available upon request.

FINANCIALS

r their own legal costs.	-	
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AMENITIES

- Air Conditioning
- New LED Lighting
- Wood Laminate Flooring
- Superb Natural Light
- Entry Phone System
- 24 Hour Access
- Kitchenette
- Demised WC'S

VIEWINGS:

- Perimeter Trunking
- Wall Mounted Radiators

rictly through Robert Irving Burne

Floor	1 st Floor	For more information please contact:
Size (sq. ft.)	980	Jim Clarke Tel: 020 7927 0631
Quoting Rent (p.a.) excl.	£56,350	Email: jim@rib.co.uk
Estimated Rates Payable (p.a.)	£20,008	Ben Kushner Tel: 020 7927 0637 Email: <u>ben.k@rib.co.uk</u>
Service Charge (p.a.)	Upon Application	Thomas D'arcy
Estimated Occupancy Cost (p. a.)	£78,930	Tel: 020 7927 0648 Email: <u>thomas@rib.co.uk</u>

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.

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In partnership with:



February 2024