

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



870 SQ. FT. (81 SQ.M.) – 2nd Floor East/Rear

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 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



DESCRIPTION

This second floor office space, benefits from natural light throughout, a meeting room, kitchenette, feature lighting, central heating, wooden flooring, perimeter trunking and 24 hour access. The space is ideal for a range of different businesses wanting to be a part of London’s beating West End.

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.

FLOOR PLANS

Scaled plans are available on a request.

FINANCIALS

Area	Fitzrovia
Size	380
Quoting Rent (p.a.) exc	£50,460
Rates Payable (p.a.)	£20,085
Service Charge (p.a.)	£11,745
Estimated Occupancy Cost (p. a.)	£82,290

AMENITIES

- Open Plan with
- 1 Meeting Room
- Good Ceiling Height
- Excellent Natural Light
- Central Heating
- Storage Cupboard
- Passenger Lift
- 24 Hour Access
- Perimeter Trunking
- Feature Lighting
- Wood Flooring
- Excellent Transport Links

VIEWINGS:

Strictly through Robert Irving Burns.

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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.

