

# TO LET OPEN PLAN OFFICE SUITES

47-50 Margaret Street, Marylebone, London W1W 8SF



1st & 4th Floor West - from 355 SQ. FT. to 735 SQ.FT.

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

The building is located on the south side of Margaret Street between Regent Street and Great Portland Street. Transport Links are excellent with Oxford Circus Underground Station close by. This vibrant area also offers numerous restaurant and shopping facilities.

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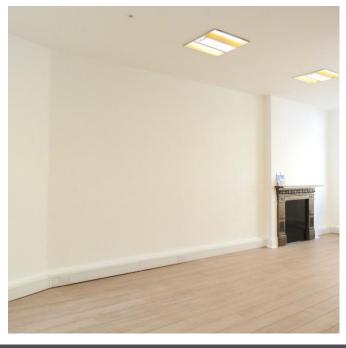
19 Margaret Street, London W1W 8RR

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



# 1<sup>ST</sup> FLOOR WEST







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# 4<sup>TH</sup> FLOOR WEST





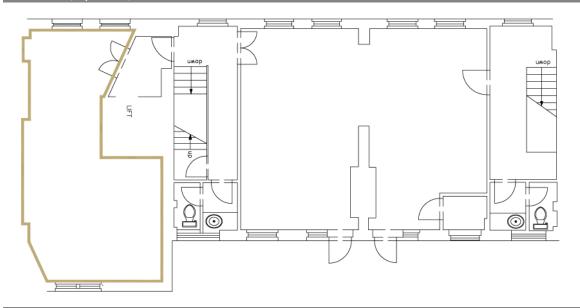
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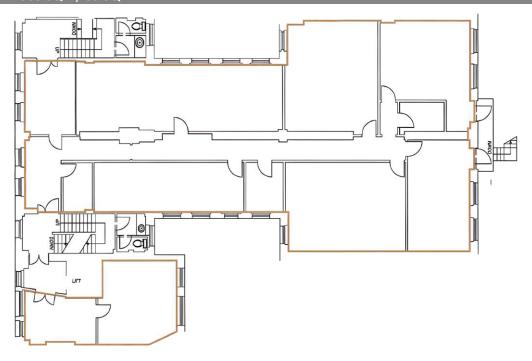
### **FLOOR PLANS**

Not to scale.

First Floor West 380 SQFT/ 35 SQM



Fourth Floor West 380 SQFT/ 35 SQM



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### **DESCRIPTION**

This 1st floor office space benefits from timber laminate flooring, perimeter trunking, period features, central heating, 24 hour access, LG7 Lighting and a passenger lift. Perfect for a variety of occupiers and businesses wanting to enter prime Fitzrovia. The 4th floor also benefits from the same fit out and finish as the 1st floor. With the fireplace feature and sash windows creating a smart period feel for the tenants.

### LFASE

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

### **POSSESSION**

Upon completion.

### **LEGAL COSTS**

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

### EPC

Available upon request.

### **FLOOR PLANS**

Scaled plans are available upon a request.

### **FINANCIALS**

Area	1 <sup>st</sup> Floor West	4 <sup>th</sup> Floor West	Total
Size (sq. ft.)	355	380	735
Quoting Rent (p.a.) excl.	£22,230	£20,768	£42,998
Estimated Rates Payable (p.a.)	£8,857	£8,358	£17,215
Service Charge (p.a.)	<b>Upon Application</b>	<b>Upon Application</b>	<b>Upon Application</b>
Estimated Occupancy Cost (p.a.)	£30,588	£29,625	£60,213

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.

### **VIEWINGS:**

Strictly through Robert Irving Burns.

Ben Kushner Tel: 020 7927 0637 Email: ben.k@rib.co.uk

Thomas D'arcy
Tel: 020 7927 0648
Email: thomas@rib.co.uk

Michael Georgiou Tel 020 7927 0743 Email michael.g@rib.co.uk

### **AMENITIES**

- 24 Hour Access
- Capped Services
- Central Heating
- Entryphone
- Excellent Natural Light
- Excellent Transport links
- Fireplace Feature
- LG7 Lighting
- Oak Effect Wood Floors
- Passenger Lift
- Perimeter Trunking
- Period Features
- Refurbished Common Parts and Entrance Hall
- Sash Windows

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Misrepresentation Act 1967. These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. February 2024



THE LANGHAM ESTATE