

The Langham Estate



75-77 Margaret
Street

FOURTH FLOOR
2,050 SQ FT | 190.45 SQ M
TRENDY OFFICE SUITE
TO LET

langhamestate.com
020 7580 5656





The Location

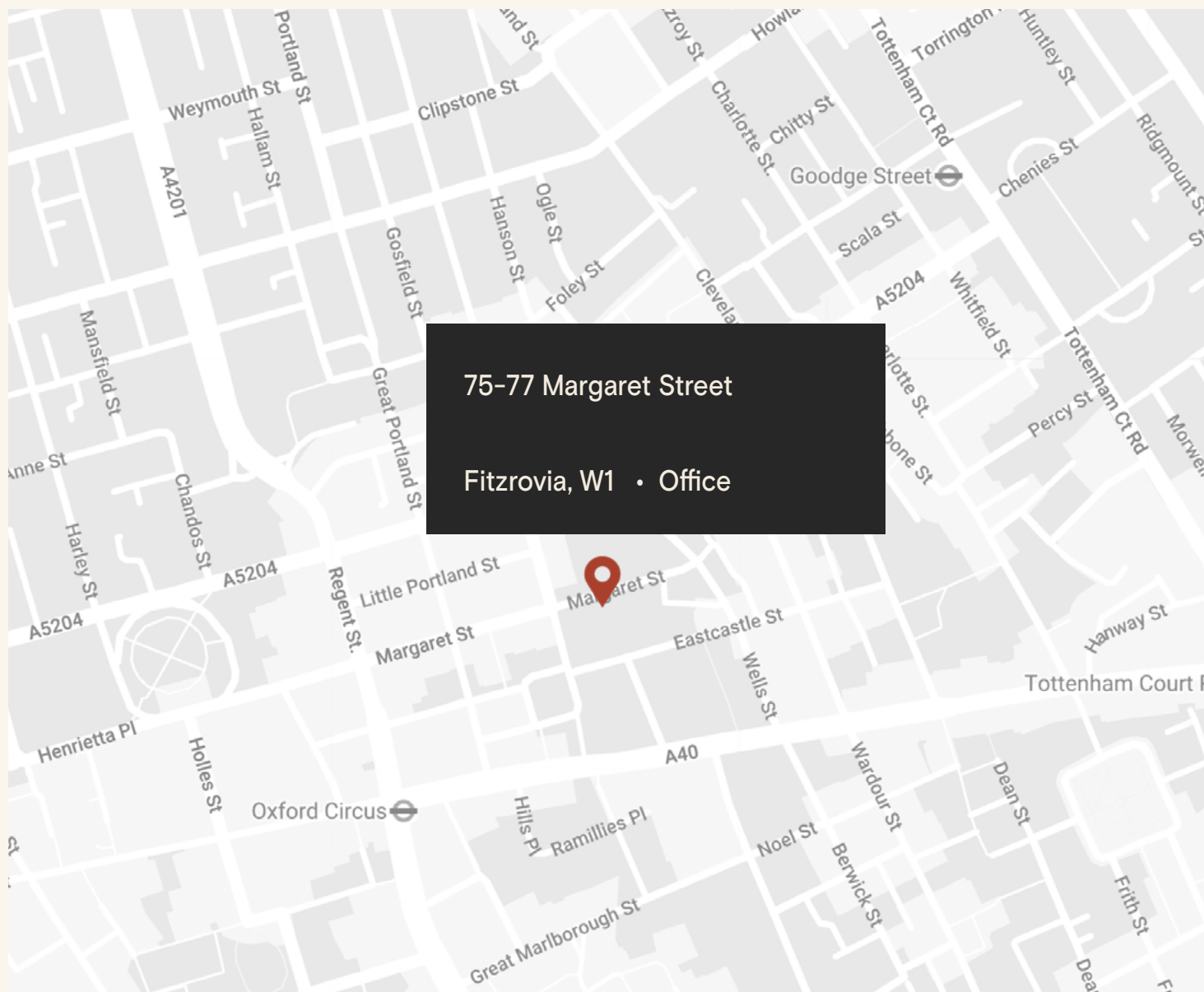
Nestled between Marylebone and Fitzrovia, this street was once at the fashionable epicentre of London's rag trade. Architectural gems such as the Victorian Grade I listed All Saints Church stand as testament to this road's rich heritage, while its modern-day popularity with creative media businesses adds a contemporary twist.

The building is located on the south side of Margaret Street between Great Titchfield Street and Wells Street, in the heart of vibrant Fitzrovia.

The property is moments away from the international retail thoroughfare of Oxford Street & Regent Street and a short walk away from Regent's Park. The area has excellent transport links including 6 overground and underground tube lines spread across 6 stations as well as the Elizabeth Line.

Connectivity

Oxford Circus	5 min walk
Tottenham Court Road	9 min walk
Bond Street	10 min walk
Goodge Street	10 min walk
Great Portland Street	14 min walk
Regent's Park	16 min walk
Warren Street	17 min walk
Euston Square	19 min walk



75-77 Margaret Street | 4th Floor



2,050 sq ft
office space at the
very centre of Fitzrovia.





Features

- Open Plan
- One Meeting Room
- Excellent Natural Light
- Fitted Kitchen
- Excellent Ceiling Height
- Central Heating
- Passenger Lift
- Feature Lighting
- 24 Hour Access
- Wood Flooring
- Perimeter Trunking

Details

Floor Area

2,050 SQ FT / 190.45 SQ M

Rent

On application

Lease Terms

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

Possession

Immediate upon completion of legal formalities

Legal Costs

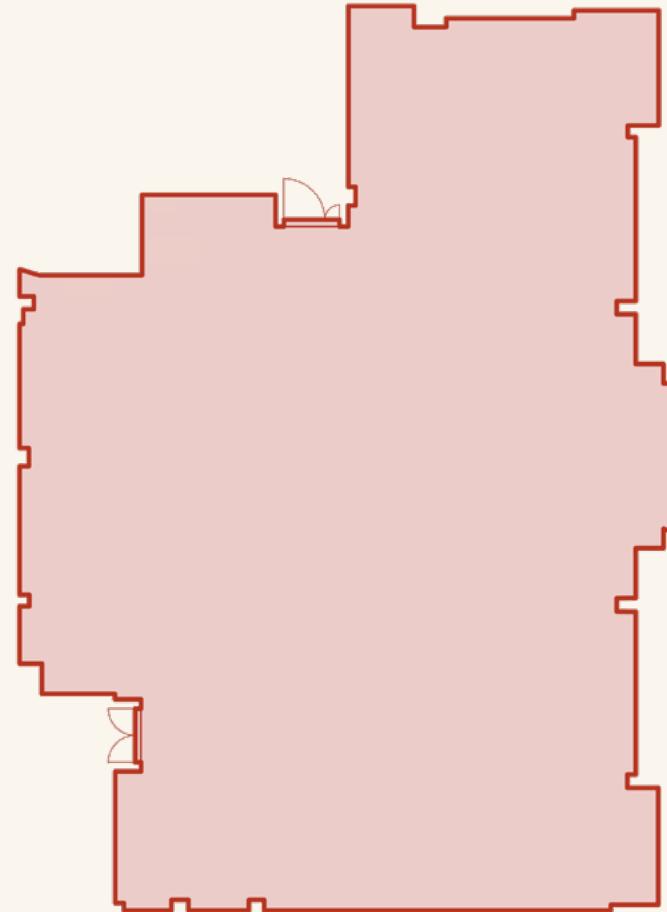
Each party to be responsible for their own legal costs

Furniture

Furniture packages available on negotiation

V.A.T.

Pricing exclusive of V.A.T.



Schedule Of Areas

Floor	Use	Sq Ft	Sq M	Availability
Fifth	Office	1,640	152.36	Available
Fourth	Office	2,050	190.45	Available
Third	Office	2,130	197.88	Let
Second (Rear)	Office	1,160	107.77	Available
Second (Front)	Office	2,250	209.03	Available
First (Rear)	Office	1,180	109.62	Available
First (Front)	Office	2,100	195.09	Let
Sub-Basement	Office	3,760	349.31	Let
Total		16,270	1,511.51	





Sustainability



Zero waste to landfill
in the building



EPC Rating



LED lighting



We aim to reach NET ZERO
emissions by 2040 from our
operations



100% Landlord
Renewable Electricity



Waste management initiative



We are Signatories of WCC
Sustainable City Charter.

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For further information call

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