



THE LANGHAM ESTATE

SELF-CONTAINED, AIR-CONDITIONED OFFICE

19 Margaret Street, London W1

FIRST FLOOR | 980 sq ft / 91.04 m<sup>2</sup>



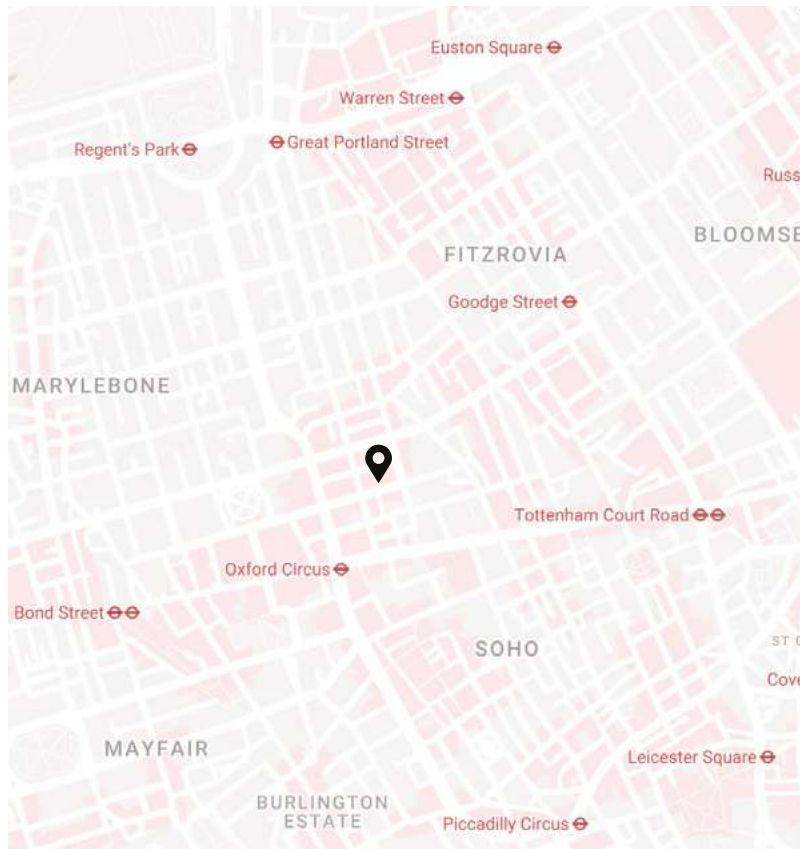


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## Location

The building is located between Great Portland Street and Great Titchfield 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 8 underground tube lines spread across 8 stations, as well as the Elizabeth Line.



## Nearby Stations

Oxford Circus	.....	🚶	4 min
Bond Street	.....	🚶	9 min
Tottenham Court Road	.....	🚶	10 min
Goodge Street	.....	🚶	10 min
Great Portland Street	.....	🚶	13 min
Regent's Park	.....	🚶	15 min
Warren Street	.....	🚶	17 min
Euston Square	.....	🚶	19 min





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# Key Features

- Open Plan
- Good Ceiling Height
- Central Heating
- Air Conditioning
- Kitchenette & WC
- New Perimeter Trunking
- Passenger Lift
- Entry Phone
- 24 Hour Access
- Sash Windows with Secondary Glazing
- LED Lighting
- Part Furnished
- Laminate Wood Effect Flooring
- Refurbished Entrance Hall + Common Parts



 EPC Rating: D



19 MARGARET STREET

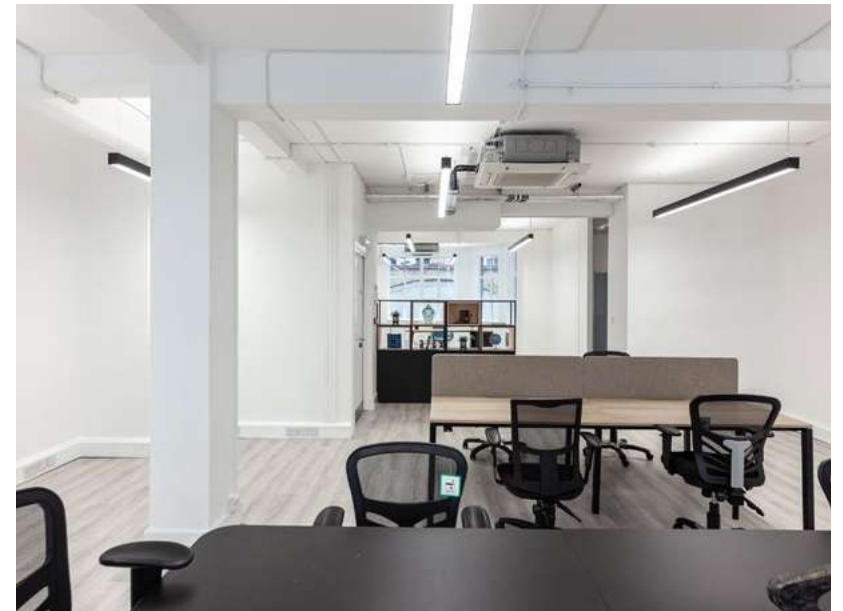
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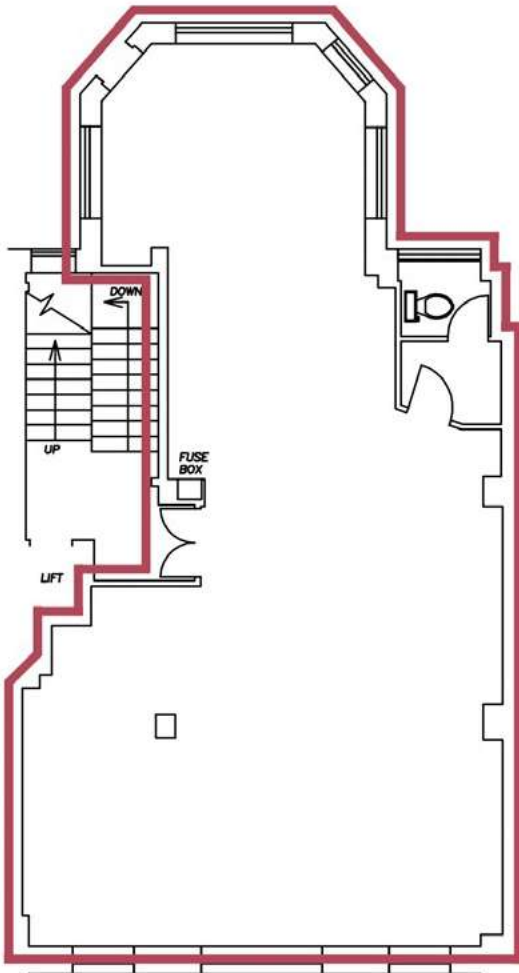


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# Building *Availability*



Floor	Sq ft	m <sup>2</sup>	Availability Status
Fifth	690	64.10	Let
Fourth	830	77.11	Available
Third	840	78.04	Let
Second	980	91.05	Let
<b>First</b>	<b>980</b>	<b>91.05</b>	<b>Available</b>



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# Discover the *Neighbourhood*

Rich in history with a notable artistic and Bohemian heritage, today Fitzrovia is known to be a popular destination attracting fashion, medical, creative and media businesses and offers an ever-growing array of dining, shopping, fitness and leisure facilities.

The neighbourhood, tucked away from the hustle and bustle of chain stores of nearby Oxford Street and Regent Street, is home to independent businesses such as niche bars, refined restaurants, conscious cafés, up and coming art galleries and contemporary fashion brands.

Moreover, Market Place, housing in elegant period buildings a curated collection of places to eat, drink and shop, is a stone's throw away from the property.



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# Meet the *Locals*

## Drinks

The Oxford Market  
Rhum Tavern  
The Social  
Chinawhite  
The Cocktail Club

## Beauty & Wellbeing

FS8  
F45  
Rowbots  
Shadi Salon  
Piedi-de-Poule  
Reviv  
Beauty Club London

## Medical

CliniCity  
the a.b.c. smile  
Cavendish Clinic  
Yuki Clinic  
Smile Direct Club  
Randex  
NAAMA

## Culture

Ab-Anbar Gallery  
Gillian Jason Gallery  
Des Bains  
Lungley Gallery  
Coups Contemporary  
Pi Artworks  
Apollo Galleries

## Shopping

Arlettie  
Moooi  
Minotti London  
Dune London  
Margaret Howell  
Timberland  
Dr. Martens  
Reiss  
Sports Direct  
Hawes & Curtis  
KEF

## Coffee

Kiss The Hippo  
EL&N  
Ole & Steen  
GT Corner  
Kaffeine

## Food

The Great Thai  
28-50 Wine Workshop  
Chishuru  
Honest Burgers  
Yalla Yalla  
Wahaca  
Vapiano  
Burger & Lobster  
The Salad Project  
Pahli Hill  
K-POP  
Tenmaru



The Langham Estate's Neighbourhood Network supports this rich blend of local occupiers by offering anyone who lives or works in this part of Fitzrovia a range of discounts and other perks - all designed to cultivate a community spirit in this cosmopolitan neighbourhood.



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## Terms

### 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

### Rent

P.O.A.

### V.A.T.

Pricing exclusive of V.A.T.

## Contact *Us*



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