

The Langham Estate



FITTED

47-50 Margaret
Street



SECOND FLOOR EAST
2,920 SQ FT | 271.27 SQ M
AIR CONDITIONED
OFFICE SUITE TO LET

Langhamestate.com
020 7580 5656



47-50 Margaret Street | Second Floor East

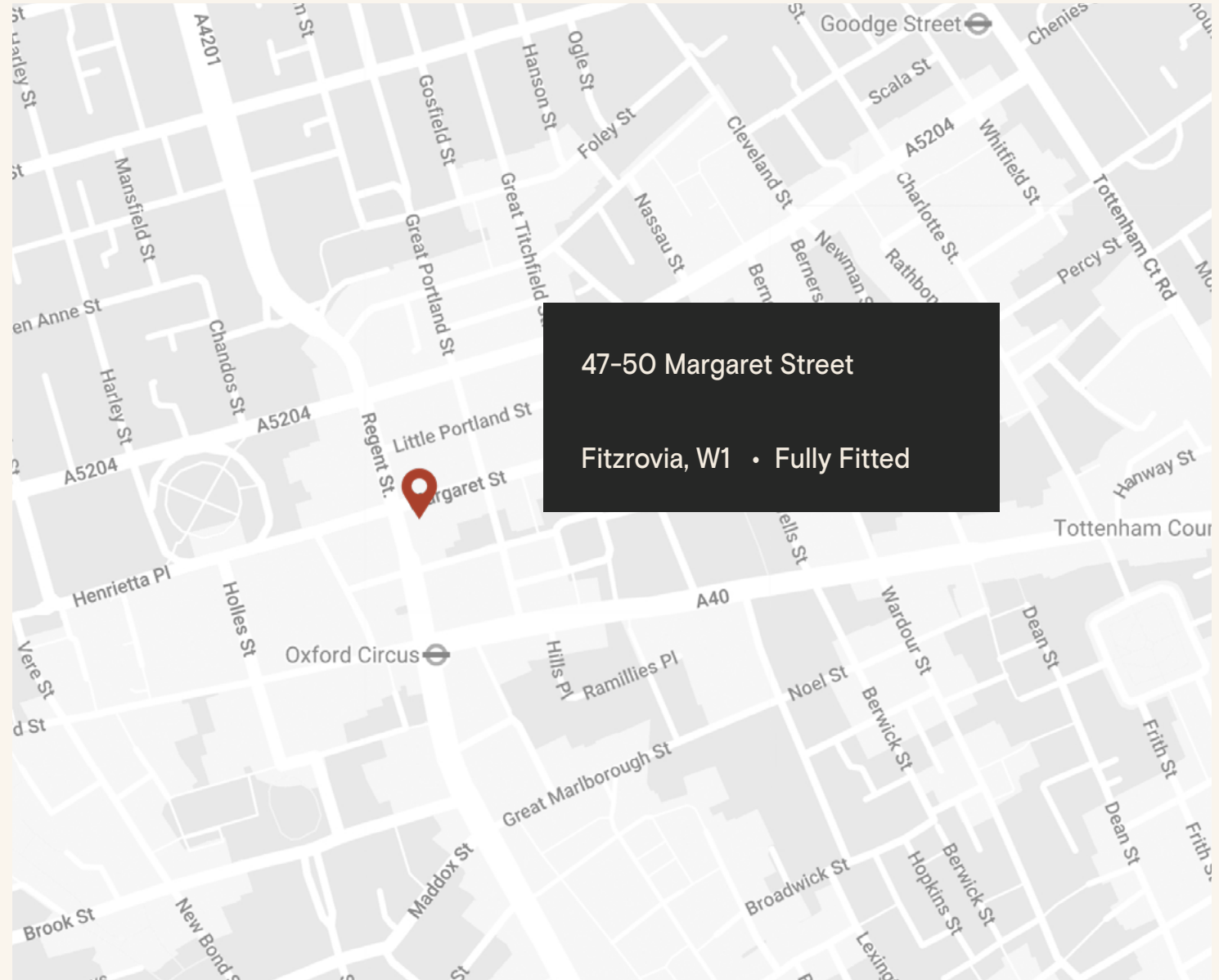
The Location

Nestled between Marylebone and Fitzrovia, the building is located on the south side of Margaret Street between Regent Street and Great Portland Street, in the heart of vibrant Fitzrovia. Margaret 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.

From shopping places to green spaces, Oxford Street, Bond Street and Cavendish Square Gardens are all close by. Regent's Park is also a short walk away, offering a welcome slice of greenery in the heart of the city's bustle. The area has excellent transport links including 8 underground tube lines spread across 8 stations, as well as the Elizabeth Line.

Connectivity

Oxford Circus	3 min walk
Bond Street	9 min walk
Tottenham Court Road	12 min walk
Goodge Street	12 min walk
Great Portland Street	12 min walk
Regent's Park	14 min walk
Warren Street	17 min walk
Euston Square	20 min walk



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2,920 sq ft
fully furnished
office space at the
very centre of Fitzrovia.





47-50 Margaret Street | Second Floor East



Our meticulously designed furniture packages offer the perfect fusion of style and functionality, allowing you to tailor your workspace to suit your unique business needs. The packages have been crafted to enhance dynamism and productivity whilst the open-plan floor design provides a high-quality work environment fostering collaboration and innovation.

Designed with a focus on adaptability, the lay out includes breakout areas, fixed workspaces, a dedicated waiting and welcome area as well as collaborative / brainstorming zones.





Features

- Fitted Office
- Newly Refurbished
- Mainly Open Plan
- Excellent Natural Light
- Wood Flooring
- Central Heating
- Feature Lighting
- Newly Refurbished Entrance Hall & Common Parts
- Two Showers in the Building
- Passenger Lift
- Entry Phone
- Fibre Connection
- 24 Hour Access
- Reception Area
- Kitchenette

Details

Floor Area

2,920 SQ FT / 271.27 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

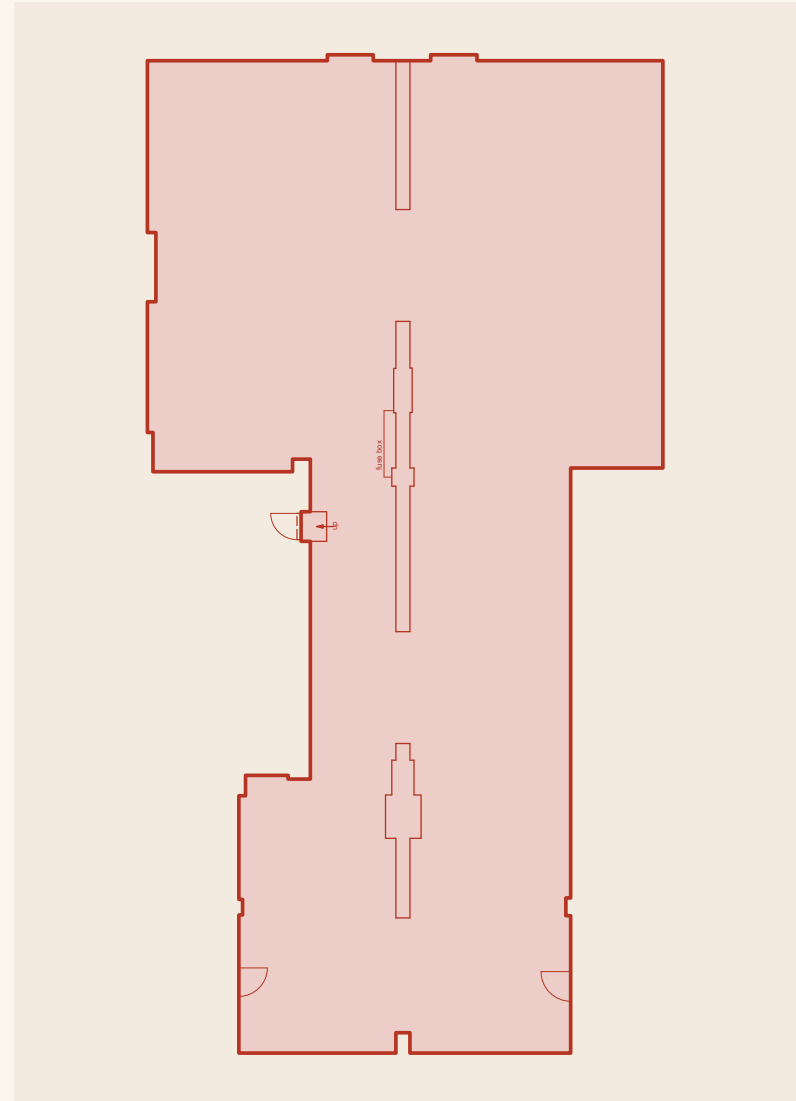
Each party to be responsible for their own legal costs

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
Fourth West	Office	360	33.44	Available
Fourth East	Office	700	65.03	Let
Third West	Office	390	36.23	Let
Third East	Office	2,460	228.54	Let
Second West	Office	380	35.30	Available
Second East	Office	2,920	271.28	Available
First West	Office	380	35.30	Available
First East	Office	3,000	278.71	Let
Total		10,590	983.83	



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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