

The Langham Estate



63-64 Margaret
Street

THIRD FLOOR (EAST)
770 SQ FT | 71.53 SQ M
STYLISH OFFICE SUITE TO LET





The Location

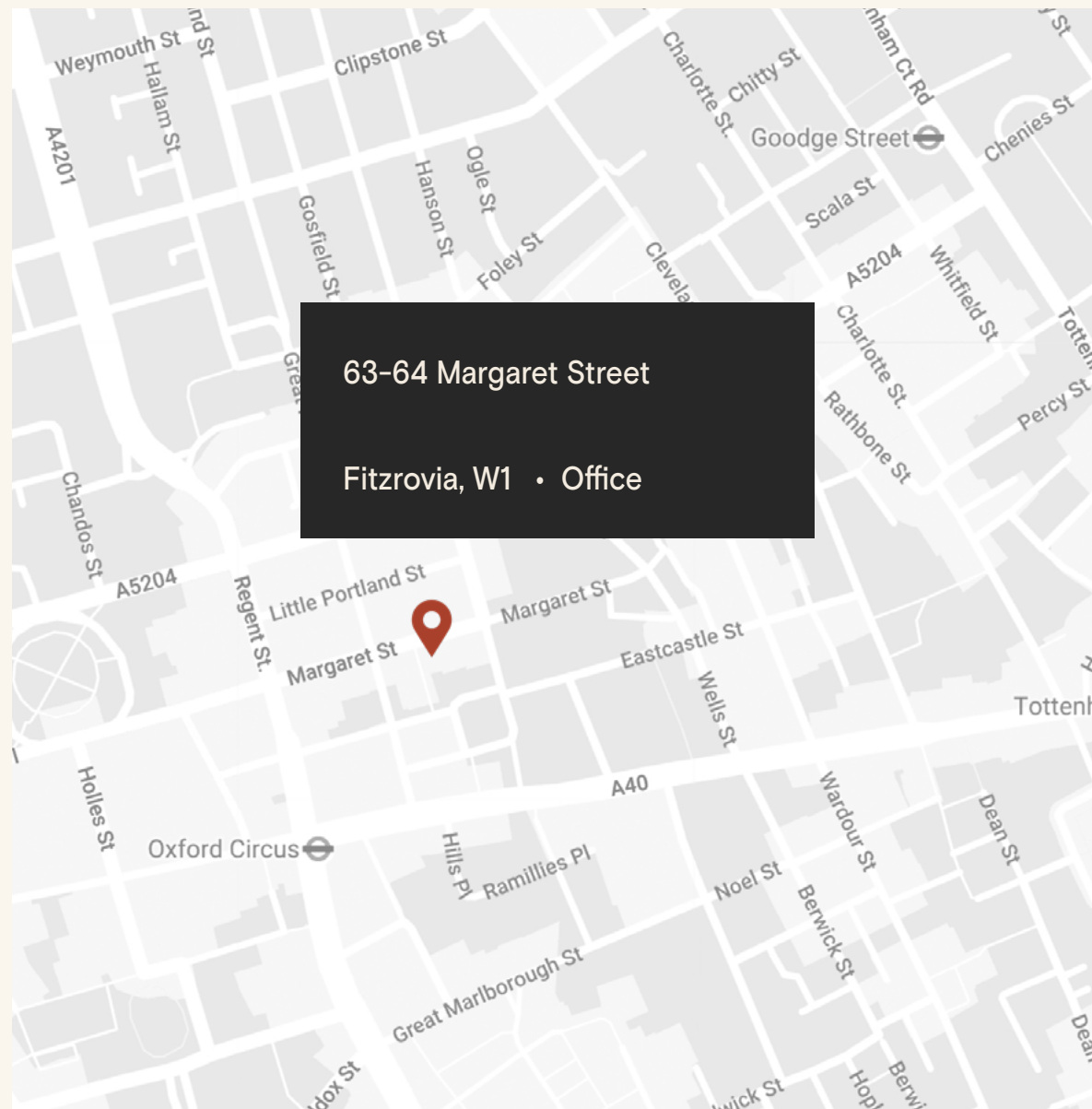
Nestled between Marylebone and Fitzrovia, 47-50 Margaret Street is situated on the south side of Margaret Street, between Great Titchfield Street and Great Portland Street. Once at the fashionable epicentre of London's rag trade, this area now attracts a diverse mix of media, fashion, and gallery tenants. Architectural gems such as the Victorian Grade I listed All Saints Church stand as a testament to this road's rich heritage, while its modern-day popularity with creative media businesses adds a contemporary twist.

The building benefits from its central location, with iconic shopping destinations like Oxford Street and Bond Street, as well as green spaces such as Cavendish Square Gardens, all close by. Regent's Park is also a short walk away, providing a welcome slice of greenery amidst the city's bustle. This location also places the property in close proximity to the vibrant range of cafés and restaurants available in the Fitzrovia Quarter area.

Transport facilities and connectivity are excellent, with easy access to Oxford Circus Underground Station, ensuring easy travel across London. Additionally, Bond Street station, served by the Elizabeth Line, and Goodge Street station are within a short reach, providing seamless connectivity throughout the wider city and beyond.

Connectivity

Oxford Circus	4 min walk
Tottenham Court Road	10 min walk
Goodge Street	10 min walk
Bond Street	11 min walk
Great Portland Street	12 min walk
Regent's Park	15 min walk
Warren Street	16 min walk
Euston Square	18 min walk



63-64 Margaret Street | 3rd Floor East

770 sq ft
office space at the
very centre of Fitzrovia.











Features

- Open Plan
- One Meeting Room
- 24 Hour Access
- Perimeter Trunking
- Excellent Natural Light
- Central Heating
- Passenger Lift
- Wood Flooring
- Communal WC's and Showers
- Own Kitchenette
- Sash Bay Windows

Details

Floor Area

770 SQ FT / 71.53 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

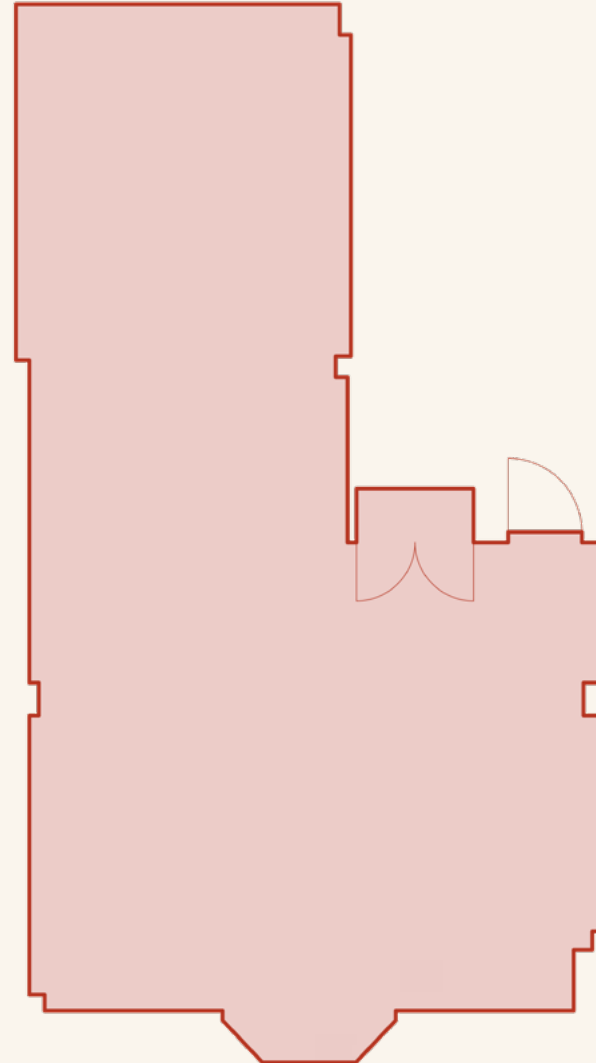
Each party to be responsible for their own legal costs

Furniture

Furniture packages available on negotiation

V.A.T.

Pricing exclusive of V.A.T.



Availability Schedule



Floor	Use	Sq Ft	Sq M	Availability
Fifth (West)	Office	520	48.31	Available
Fifth (East)	Office	740	68.75	Available
Fourth (West)	Office	650	60.39	Available
Third (West)	Office	640	59.46	Available
Third (East)	Office	770	71.53	Available
Second (West)	Office	700	65.03	Available
Second (East)	Office	870	80.82	Available



Sustainability



Zero waste to landfill
in the building



EPC Rating



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.

The Langham Estate

langhamestate.com

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