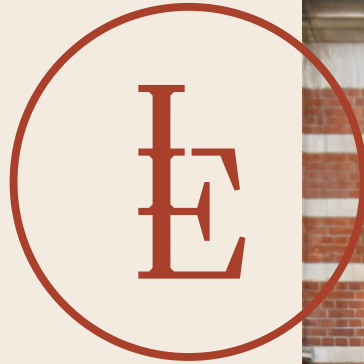


The Langham Estate



15-16 Margaret
Street

LOWER GROUND FLOOR
2,160 SQ FT | 200.66 SQ M
CLASS E USE

langhamestate.com
020 7580 5656





The Location

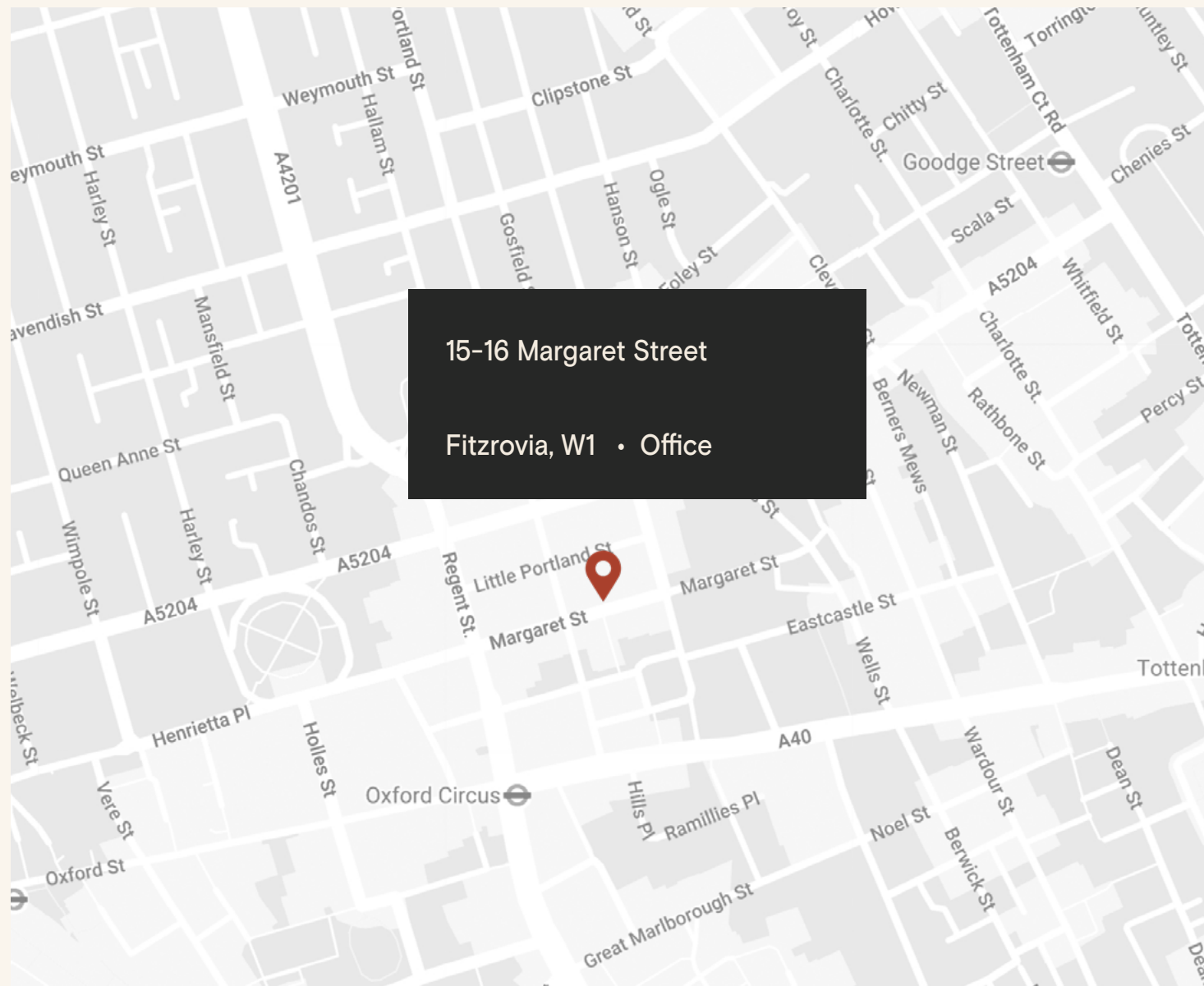
Nestled between Marylebone and Fitzrovia, this red-brick property was built in 1936 and is packed with elegant appeal. The charms of its location have long been apparent, with Margaret Street once being a the fashionable epicentre of London's rag trade and architectural gems such as the Victorian Grade I listed All Saints Church standing as testaments to this road's rich heritage, while its modern-day popularity with creative media businesses adds a contemporary twist.

The building is located between Great Titchfield Street and Great Portland Street, in the heart of vibrant Fitzrovia and it is moments away from the international retail thoroughfare of Oxford Street & Regent Street as well as a short walk away from Regent's Park.

The area has excellent transport links including 8 underground tube lines spread across 8

Connectivity

Oxford Circus	4 min walk
Goodge Street	10 min walk
Bond Street	11 min walk
Tottenham Court Road	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





Features

- Mix of Open Plan and Partitioned Offices/ Showrooms
- 24 Hour Access
- Perimeter Trunking
- Passenger Lift
- Own WC's
- Feature Lighting
- Storage Cupboard
- Excellent Ceiling Height
- Entry Phone
- Own Kitchenette

Details

Floor Area

2,160 SQ FT / 200.66 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

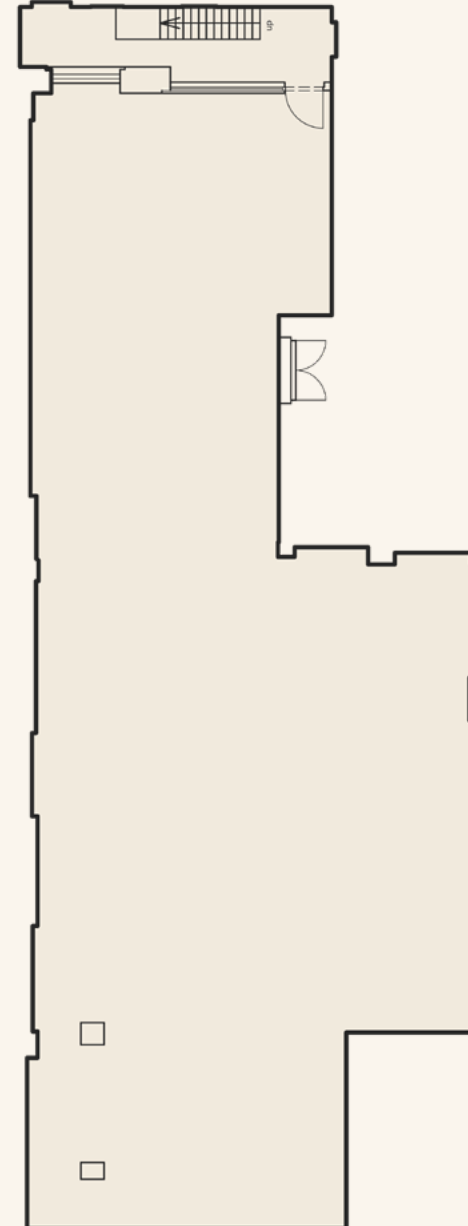
Immediate upon completion of legal formalities.

Legal Costs

Each party to be responsible for their own legal costs

V.A.T.

Pricing exclusive of V.A.T.





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.

FQ

Life *in* Fitzrovia Quarter



Food & Drink



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.



Shopping & Lifestyle



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.



Discover your perfect location

FQ



The Langham Estate

langhamestate.com

For further information call

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