

# The Langham Estate



15-16 Margaret  
Street

**FIRST FLOOR**  
1,560 SQ FT | 144.93 SQ M  
OFFICE SUITE TO LET

[langhamestate.com](http://langhamestate.com)  
020 7580 5656



## The Location

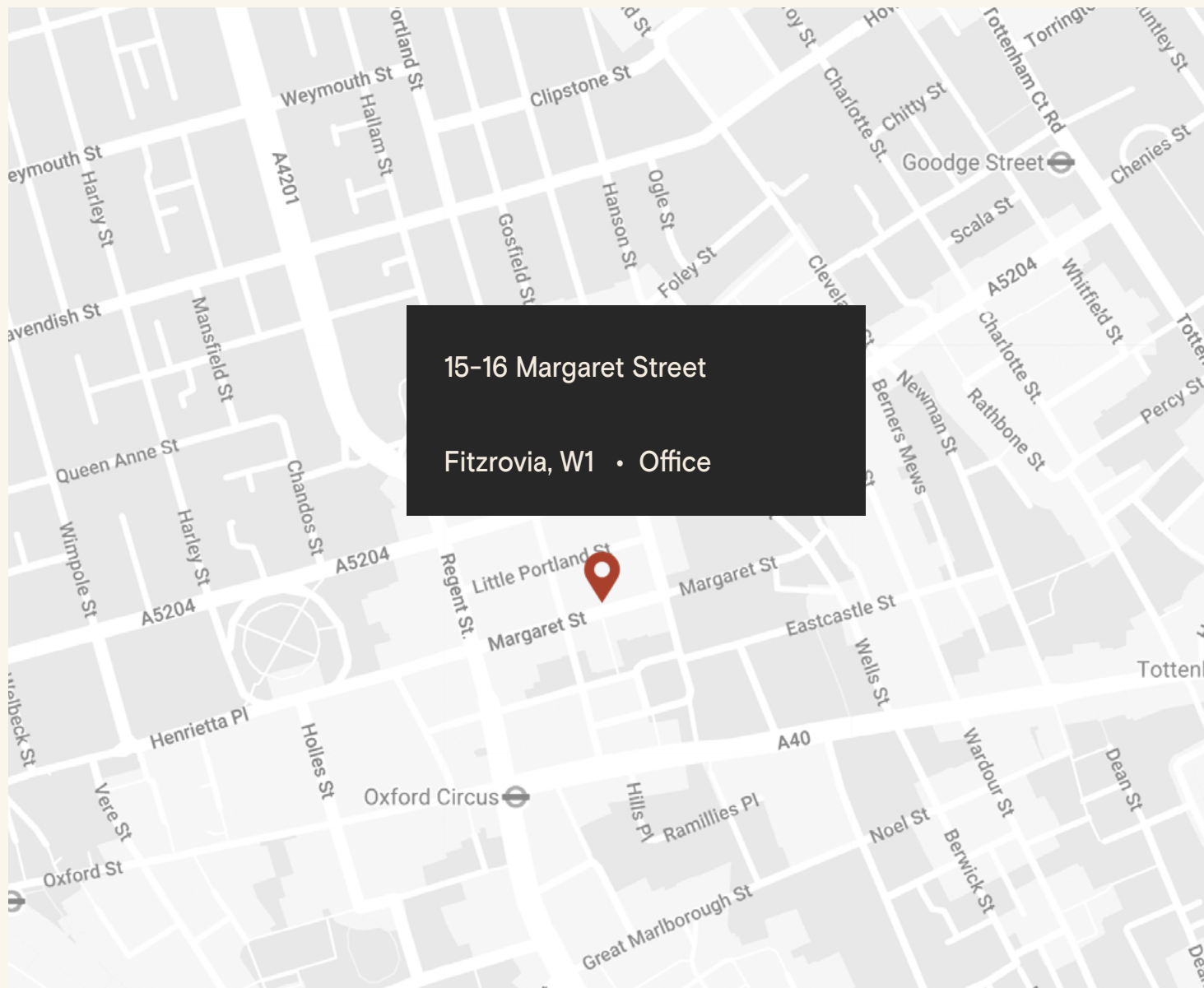
This red-brick property was built in 1936 and is packed with elegant appeal. The charms of its location have long been apparent, with Margaret Street once being a the fashionable epicentre of London's rag trade and architectural gems such as the Victorian Grade I listed All Saints Church standing as 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 stations, as well as the Elizabeth Line.

## 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



15-16 Margaret Street | First Floor

1,560 sq ft  
office space at the  
very centre of Fitzrovia.



## Features

- 24 Hour Access
- Entry Phone
- Open Plan
- Good Natural Light
- Central Heating
- Passenger Lift
- Scheduled Refurbishment

## Details

### Floor Area

1,560 SQ FT / 144.93 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

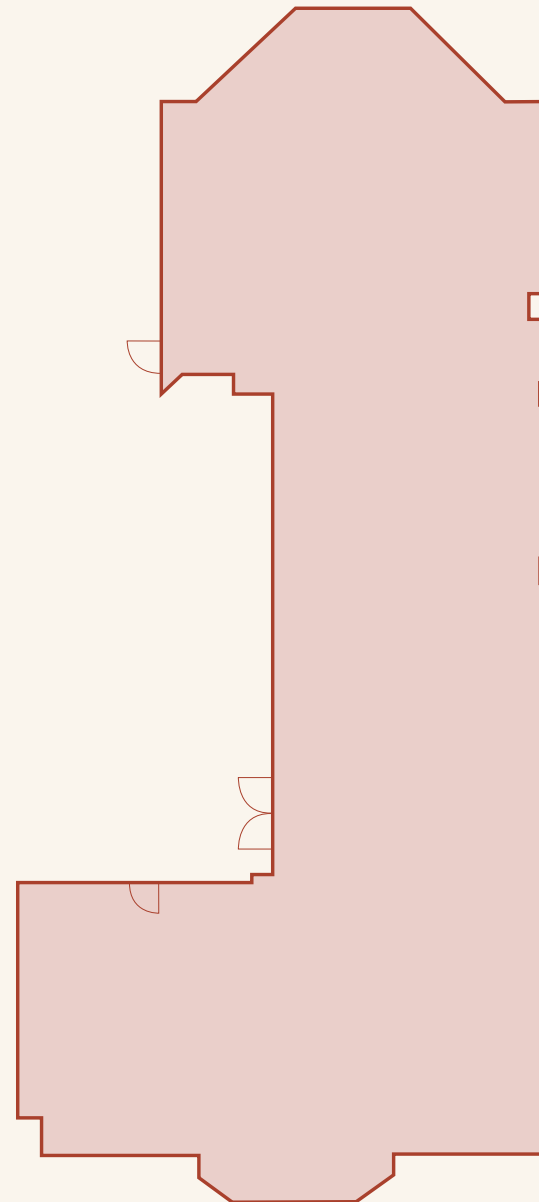
Each party to be responsible for their own legal costs

### 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	810	75.25	Available
Fourth	Office	830	77.11	Available
Third	Office	1,200	111.48	Available
First	Office	1,560	144.93	Available
Lower Ground	Office	2,160	200.67	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

For further information call

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