

## STYLISH SECOND FLOOR OFFICE SUITE TO LET IN THE HEART OF FITZROVIA

**63/64 MARGARET STREET, LONDON, W1W 8SW**

**700 SQ.FT.**

Also available: 3<sup>rd</sup> Floor (630 + 770 sq.ft.) and 5<sup>th</sup> Floor (520 sq.ft.)



### LOCATION

Located on the south side of Margaret Street between Great Titchfield Street and Great Portland Street. The property is within minutes of Oxford Circus Underground Station and the numerous trendy cafés and restaurants that service this vibrant location.

### GOOGLE MAPS

[LINK](#)

## DESCRIPTION

This bright open plan second floor suite benefits from good natural light, wood flooring, perimeter trunking, central heating, communal toilet, passenger lift, 24 hour access and excellent transport links.

## LEASE

A new effective Full Repairing & Insuring Lease is available direct with the landlord for a term by arrangement, outside the Landlord & Tenant Act 1954.

## RENT

£39,900 pa exclusive.

## SERVICE CHARGE

£6,510/ £9.30 psf.

## BUSINESS RATES

**Local Authority: Westminster**

Current Rateable Value: £33,250.

Payable: £16,325.75 / £22.80 psf.

Interested parties are advised to make their own enquires.

## EPC

Available on request.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## POSSESSION

Upon completion of legal formalities.

## FLOOR AREA

Floor	m <sup>2</sup>	Ft <sup>2</sup>	Rent (per annum exclusive)
1st	71	700	£39,900

## AMENITIES

- Good Natural Light
- Wood Flooring
- Perimeter Trunking
- Central Heating
- Communal WC
- Passenger Lift
- 24 Hour Access

**NB: An additional 630 sq.ft is available on the 3rd Floor Plus an additional 520 sq.ft is also available on the 5<sup>th</sup> floor .**

**Floor Plan available upon request.**

## VIEWINGS

**Through Robert Irving Burns**

**George Cook**

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*INSTRUCTED ON BEHALF OF*



THE LANGHAM ESTATE