



## THE LANGHAM ESTATE

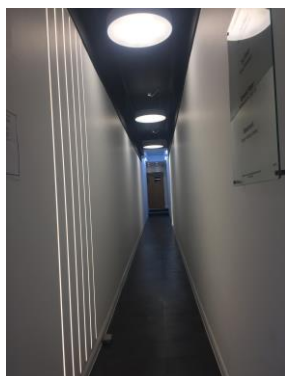
### Media Style Office

**78 Margaret Street, London W1**

**Ground Floor**

**1,010 sq ft – 93.83 sq m**

The building is located on the south side of Margaret Street between Great Titchfield Street and Wells Street, directly opposite All Saints Church. The property is within minutes of Oxford Circus underground station and the numerous trendy cafés and restaurants that service this vibrant location.



\*Open Plan Space \*Original Wood Flooring \*Good Natural Light \*Good Ceiling Height  
\*Perimeter Trunking \*Kitchen \*24 Hour Access \*Entryphone  
\*Central Heating \*Own WC\* Refurbished Common Parts\*

**Rent:** On Application

**Lease:** A new Full Repairing & Insuring Lease is available for a term by arrangement, outside the Landlord & Tenant Act 1954.

**Legal Costs:** Each party to be responsible for their own legal costs.

**Possession:** Immediate upon completion of legal formalities.

**Showrooms • Retail • Offices • Storage • Restaurants • Residential**

For further information, please contact  
**Malcolm Cohen or Kelly Myers**

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