

# **20 MARGARET STREET**

### USE

#### Offices – B1

#### FLOORS & SIZES

First Floor	810 SQ.FT.	75.25 SQM.
Second Floor	820 SQ.FT.	76.18 SQM.
Fifth Floor	750 SQ.FT.	69.67 SQM.
TOTAL	2,380 SQ.FT.	221.11 SQM.

# THE SPACE

The building offers a mix of period charm and modern working, with a unique art deco entrance hall, and fantastic modern workspaces that offer excellent ceiling height and natural light front and rear of the office. Floors are mainly open plan with a private meeting rooms / office, with light wood flooring is laid throughout the first and fifth floors. The fifth floor benefits from skylights.

# HIGHLIGHTS

- Charming Art Deco Entrance Hall
- Fitted Modern Workspaces
- Meeting Rooms / Offices
- Passenger lift
- Excellent Ceiling Height
- Excellent Natural Light From Front And Rear
- Skylights On Fifth Floor
- Wood Flooring
- Potential For Private Kitchenette Within Offices.
- Communal cloakrooms

# CONNECTIVITY

Further information available upon request.



### COSTINGS

#### QUOTING RENTS

First Floor
Second Floor
Fifth Floor
BUSINESS RATES
First Floor
Second Floor
Fifth Floor
ESTIMATE SERVICE CHARGE
First Floor
Second Floor
Fifth Floor
TOTAL OCCUPATIONAL COST
First Floor
Second Floor
Fifth Floor

# LEASE

New lease by arrangement. The lease will be contracted outside the Landlord and Tenant Act.

£57.50 PER SQ.FT.

£55.00 PER SO.FT.

£58.00 PER SQ.FT.

£19.26 PER SO.FT.

£19.91 PER SO.FT.

£20.45 PER SQ.FT.

£12.50 PER SO.FT.

£13.29 PER SQ.FT.

£13.35 PER SQ.FT.

£89.26 PER SQ.FT.

£88.20 PER SQ.FT.

£91.80 PER SO.FT.

#### WHEN CAN YOU MOVE IN?

Immediately, subject to legals.

#### PHOTOGRAPHY

For clarity, we have only included photography of both the first and fifth floor.

### DATAROOM

EPC & other reports are available upon request.

# **READY TO TALK?**

Harrison Eagles Cary Dennington Daniel Castle Sarah Stevenson

harrison@ldg.co.uk
cary@ldg.co.uk
daniel@ldg.co.uk
sarah@ldg.co.uk

### POSTCODE W1W 8RS

#### NEIGHBOURHOOD Fitzrovia

#### COMMUTE

Oxford Circus.4 minsTottenham Court Road.10 minsGoodge Street.10 minsGreat Portland Street.11 minsWarren Street.15 mins

#### EATS

- Busaba
- Honest Burger
- Ethos

#### Wahaca

Adam & Eve

• Dirty Martini

Tens Fitness

Pure Gym

• Coach & Horses

- Elan Café
- Tortilla

#### LIQUID LUNCH

- Market Place Bar
- Percy & Founders
- All Bar One

The Gvm

Sohot Yoga

Psycle

0207 290 0599

0207 291 0993

0207 290 0590

0207 290 0595

### A STRETCH AWAY

- Regents Park
- LOCAL AUTHORITY



The LDG Partnership LLP (LDG) give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged b LDG has any authority to make any representation or warrant whatsoever in relation to this property.

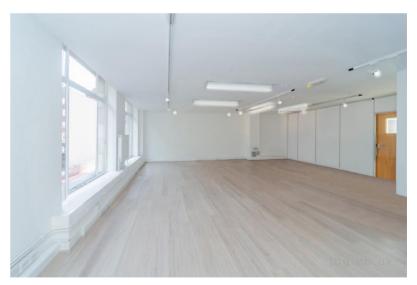
# office to let 2 of 5

# WELCOME TO THE FIRST FLOOR . . . .











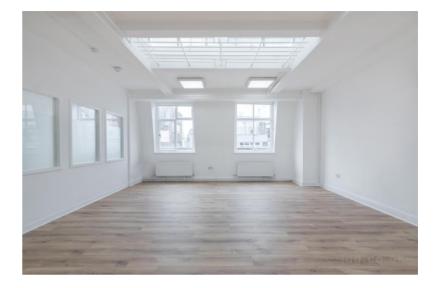
**READY TO TALK?** 

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# WELCOME TO THE FIFTH FLOOR . . . .









The LDG Property Team

# **READY TO TALK?**

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OUR FRIENDLY FACES . . .





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