



Fire exit
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LDG The Creative Property Team

20 MARGARET STREET

office to let 2 of 5

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.



The
Creative
Property Team

on behalf of

THE LANGHAM ESTATE

COSTINGS

QUOTING RENTS

First Floor	£57.50 PER SQ.FT.
Second Floor	£55.00 PER SQ.FT.
Fifth Floor	£58.00 PER SQ.FT.

BUSINESS RATES

First Floor	£19.26 PER SQ.FT.
Second Floor	£19.91 PER SQ.FT.
Fifth Floor	£20.45 PER SQ.FT.

ESTIMATE SERVICE CHARGE

First Floor	£12.50 PER SQ.FT.
Second Floor	£13.29 PER SQ.FT.
Fifth Floor	£13.35 PER SQ.FT.

TOTAL OCCUPATIONAL COST

First Floor	£89.26 PER SQ.FT.
Second Floor	£88.20 PER SQ.FT.
Fifth Floor	£91.80 PER SQ.FT.

LEASE

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

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

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Cary Dennington

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0207 291 0993

Daniel Castle

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0207 290 0590

Sarah Stevenson

sarah@ldg.co.uk

0207 290 0595

POSTCODE

W1W 8RS

NEIGHBOURHOOD

Fitzrovia

COMMUTE

Oxford Circus.	4 mins
Tottenham Court Road.	10 mins
Goodge Street.	10 mins
Great Portland Street.	11 mins
Warren Street.	15 mins

EATS

- Busaba
- Honest Burger
- Ethos
- Wahaca
- Elan Café
- Tortilla

LIQUID LUNCH

- Market Place Bar
- Percy & Founders
- All Bar One
- Adam & Eve
- Coach & Horses
- Dirty Martini

A STRETCH AWAY

- The Gym
- Psyche
- Sohot Yoga
- Tens Fitness
- Pure Gym
- Regents Park

LOCAL AUTHORITY

Westminster.



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0207 580 1010

WELCOME TO THE FIRST FLOOR



READY TO TALK?

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WELCOME TO THE FIFTH FLOOR



READY TO TALK?

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OUR FRIENDLY FACES



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