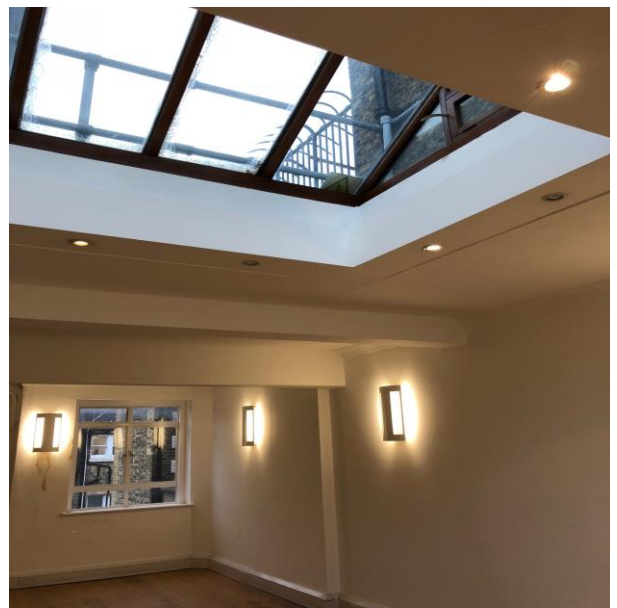


## STYLISH FIFTH FLOOR OFFICE SUITE WITH SKY LIGHT TO LET IN THE HEART OF FITZROVIA

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

**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 fifth floor open plan office benefits from excellent natural light, feature skylight, wood flooring, central heating, kitchenette, communal toilet, perimeter trunking, excellent transport links, passenger lift and 24 hour access.

**Floor plan available upon request**

## AMENITIES

- Open Plan
- Good Natural Light
- Excellent Natural Light from 2 Sides
- Featured Sky Light
- Wood Flooring
- Perimeter trunking
- Central Heating
- Kitchenette
- Communal WC
- Passenger Lift
- 24 Hour Access

## FLOOR AREA

Floor	m <sup>2</sup>	ft <sup>2</sup>	Quoting Rent PA exclusive
Fifth Floor	48	520	£31.200

**NB: An additional 770 sq.ft is available on the 1st Floor, plus an additional 630 sq.ft is also available on the 3<sup>rd</sup> floor.**

## LEASE

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

## RENT

£31,200 pa exclusive.

## SERVICE CHARGE

£4,736 / £9.11 psf.

## BUSINESS RATES

**Local Authority:** Westminster

Current Rateable Value: £23,750.

Payable: £11,400 / £21.92 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

Immediate upon completion of legal formalities.

## VIEWINGS

Through Robert Irving Burns

**George Cook**  
Tel: 020 7927 0624  
Email: [george.cook@rib.co.uk](mailto:george.cook@rib.co.uk)

**Archie Ayrton - Grime**  
Tel: 020 7927 0636  
Email: [archie@rib.co.uk](mailto:archie@rib.co.uk)

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