



LDG

The
Creative
Property Team

78 MARGARET STREET

office to let 2 of 3

USE

Offices – B1

FLOORS & SIZE

Ground Floor	1,010 SQ.FT.	93.83 SQM.
Second Floor	1,000 SQ.FT.	92.90 SQM.
TOTAL	2,010 SQ.FT.	186.74 SQM.

Circa 18-25 workstations per floor.

THE SPACE

Two workspaces available offering charm and character. The ground floor gains excellent natural light from a metro-tiled lightwell, with wood flooring and good ceiling height. The second floor showcases a high-pitched ceiling, with exposed beams and skylights.

HIGHLIGHTS

- Workspaces With Character
- Smart Common Parts & Entrance
- Wood Flooring (Ground Floor)
- Carpeted (Second Floor)
- Good Ceiling Heights
- High Pitched Ceiling With Exposed Beams (Second Floor)
- Private Kitchenettes
- Shared Cloakrooms

CONNECTIVITY

We have requested a connectivity report confirming whether the building benefits from a fibre solution.

COSTINGS

QUOTING RENTS

Ground Floor	£57.50 PER SQ.FT.
Second Floor	£57.50 PER SQ.FT.

BUSINESS RATES

Ground Floor	£18.42 PER SQ.FT.
Second Floor	£20.52 PER SQ.FT.

ESTIMATE SERVICE CHARGE

Ground Floor	£10.23 PER SQ.FT.
Second Floor	£10.24 PER SQ.FT.

TOTAL OCCUPATIONAL COST

Ground Floor	£86.57
Second Floor	£88.73

LEASE

A new lease is available directly from the Landlord. The lease will be contracted outside the Landlord and Tenant Act.

DATAROOM

EPC & other reports are available upon request.

POSTCODE

W1W 8SZ

NEIGHBOURHOOD

Fitzrovia

COMMUTE

Oxford Circus.	5 mins
Tottenham Court Road.	8 mins
Goodge Street.	9 mins
Great Portland Street.	12 mins
Warren Street.	15 mins

EATS

- Riding House Café
- Yalla Yalla
- Honest Burger
- Ethos
- Honest Burgers
- Mortimer House

LIQUID LUNCH

- Percy & Founders
- Market Place Bar
- Adam & Eve
- Long Bar
- Punch Room
- Market Place

A STRETCH AWAY

- The Gym
- Psycle
- FRAME
- Tens Fitness
- F45
- Regents Park

LOCAL AUTHORITY

Westminster.



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on behalf of



THE LANGHAM ESTATE

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

0207 290 0599
0207 291 0993
0207 290 0590
0207 290 0595



ldg.co.uk

@ldglondon

0207 580 1010

WELCOME TO 78 MARGARET STREET

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