



LDG

The
Creative
Property Team

ldg.co.uk

28 MARGARET STREET

office to let 2 of 4

USE

Offices – B1

SIZE

900 SQ.FT. | 82.56 SQM.

Currently furnished for 10 workspaces

FLOOR

Third Floor

THE SPACE

Found within an attractive period terraced building, this workspace offers a charming and well-proportioned fitted modern office with excellent natural light from the front and rear of the building, and very good ceiling height to match. The demise includes a 8-10 person meeting room, private kitchenette, and has access to a private Juliet balcony, alongside feature windows.

HIGHLIGHTS

- Well Designed Fitted Workspace Within A Period Building
- Impressive Ceiling Height – 3.07m
- Great Natural Light from Front & Rear
- Private Meeting Room / Office
- Air-Conditioning
- Wood Flooring
- Passenger Lift
- Juliet Balcony & Feature Windows
- Private Kitchenette & Communal Cloakrooms

CONNECTIVITY

We understand that there is fibre connectivity within the building. Further information upon request.

COSTINGS

	PSF	PER ANNUM
Rent	£58.33	£52,500.00
Rates	£20.16	£18,144.00
Est. Service Charge	£8.70	£7,828.49
TOTAL	£87.19	£78,472.49
Estimated Monthly Costs.		£6,539.37

N.B – Typically commercial rents are paid quarterly in advance.

FURNISHINGS

The office is currently furnished and could be available, if required.

LEASE

An assignment of the existing lease 31st July 2022. The lease is contracted outside the Landlord and Tenant Act.

A new lease may be available, directly with the Landlord, subject to the simultaneous surrender of our clients lease.

WHEN CAN YOU MOVE IN?

Immediately, subject to legals.

DATAROOM

EPC & other reports are available upon request.

POSTCODE

W1W 8RZ

NEIGHBOURHOOD

Fitzrovia

COMMUTE

Oxford Circus.	2 mins
Goodge Street.	8 mins
Great Portland Street.	10 mins
Tottenham Court Road.	11 mins
Warren Street.	16 mins

EATS

- Busaba
- Honest Burger
- Ethos
- Wahaca
- Wok to Walk
- Benito's Hat

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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READY TO TALK?

Harrison Eagles	<i>harrison@ldg.co.uk</i>	0207 290 0599
Cary Dennington	<i>cary@ldg.co.uk</i>	0207 291 0993
Daniel Castle	<i>daniel@ldg.co.uk</i>	0207 290 0590
Sarah Stevenson	<i>sarah@ldg.co.uk</i>	0207 290 0595



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WELCOME TO 28 MARGARET STREET



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OUR FRIENDLY FACES



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