



# THE LANGHAM ESTATE

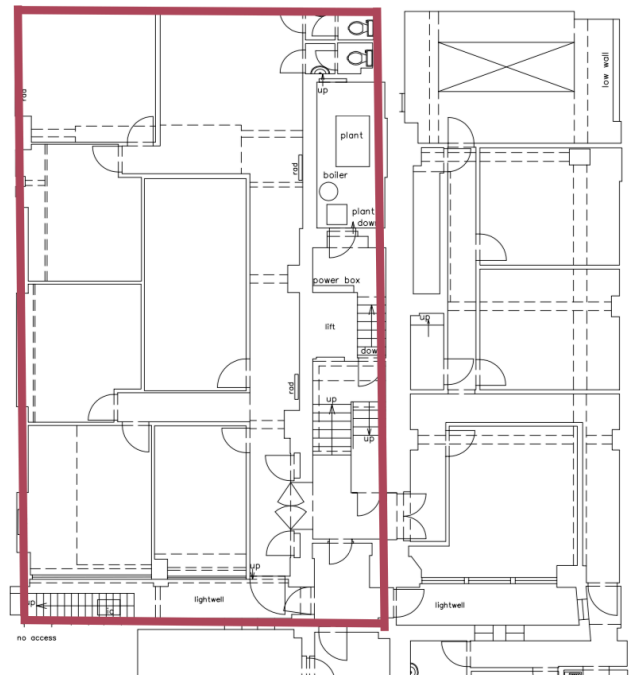
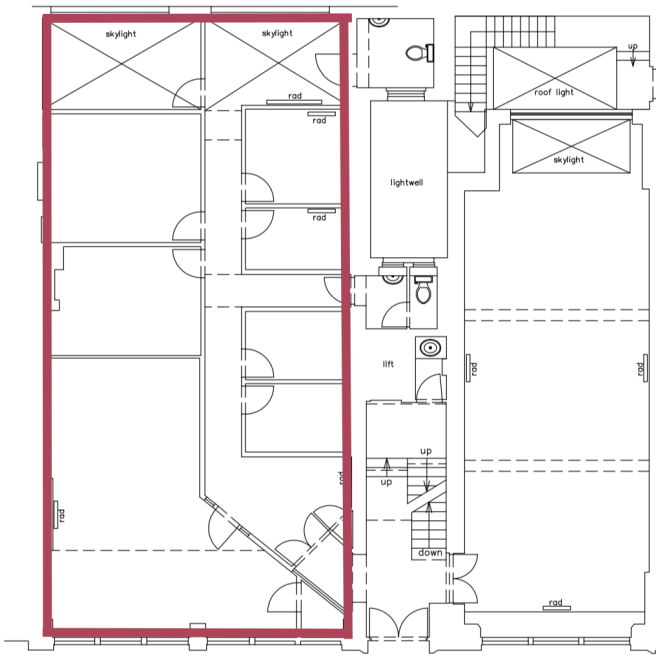
Looking for a property in  
**NOHO?**  
We've got it covered

## Kenilworth House 79/80 Margaret Street, London W1

GROUND FLOOR AND PART BASEMENT (EAST)  
3,000 sq ft / 278.71 m<sup>2</sup>



Located on the south side of Margaret Street, between Wells Street and Great Titchfield Street and directly opposite All Saints Church. The property is within minutes of Oxford Circus Underground Station and the numerous trendy cafés and restaurants that service this vibrant location.



GROUND FLOOR AND PART BASEMENT (EAST)



TO BE REFURBISHED

Open Plan With  
Meeting Roms  
Good Natural Light  
Good Ceiling Height

Perimeter Trunking  
Passenger Lift  
Entryphone  
24 Hour Access

Also Available: 4th Floor (East) 930 sq ft  
5th Floor (East) 750 sq ft  
5th Floor (West) 455 sq ft

#### RENT

On application

#### LEASE

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

#### POSSESSION

Immediate upon completion of legal formalities

For further information call

**020 7580 5656**

LanghamEstate.com | MyNoho.co.uk

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