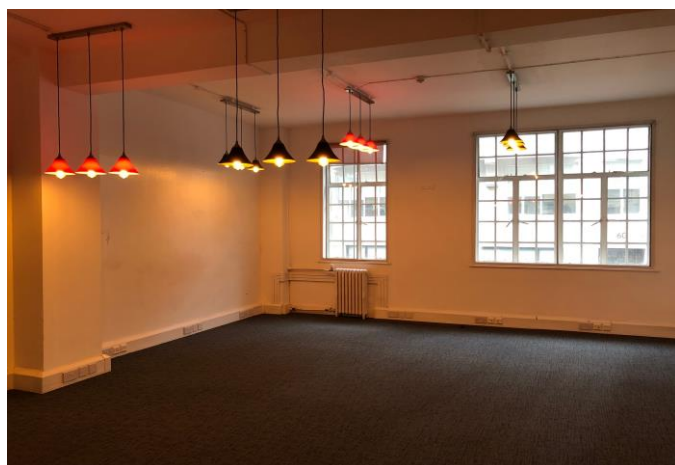


## FIRST FLOOR OFFICE SUITE TO LET IN THE HEART OF FITZROVIA

19 MARGARET STREET, LONDON, W1W 8RR

980 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 first-floor office comprises a predominantly open plan accommodation along with one partitioned office. Benefitting from good floor to ceiling height, central heating, air conditioning (not tested), own kitchenette and toilet, sash windows with secondary glazing, perimeter trunking, passenger lift, excellent transport links, entry phone system and 24-hour access.

**Floor Plan available upon request**

## AMENITIES

- Open Plan & Partitioned Offices
- Good Ceiling Height
- Central Heating
- Air Conditioning ( Not Tested)
- Own Kitchenette & WC
- Sash Windows with Secondary Glazing
- Perimeter Trunking
- Passenger Lift
- Entry Phone
- 24 Hour Access

## FLOOR AREA

Floor	m <sup>2</sup>	ft <sup>2</sup>	Quoting Rent PA exclusive
First Floor	91	980	£56,350

**NB: An additional 830 sq.ft is available on the 4th Floor.**

## LEASE

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

## RENT

£56,350 pa exclusive.

## SERVICE CHARGE

Capped at £15.00 psf

## BUSINESS RATES

**Local Authority: Westminster**

Current Rateable Value: £40,750.

Payable: £19,560 / £19.96 psf.

Please note, this is not the rate you pay. Interested parties are advised to make their own enquiries.

## 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

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