

STYLISH THIRD FLOOR OFFICE SUITE TO LET IN THE HEART OF FITZROVIA

63/64 MARGARET STREET, LONDON, W1W 8SW

630 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 open plan third floor office benefits from excellent natural light, original wood flooring, central heating, perimeter trunking, kitchenette, own demised toilet, excellent transport links, passenger lift and 24 hour access.

Floor Plan available upon request

AMENITIES

- Open Plan
- Excellent Natural Light
- Original Wood Flooring
- Central Heating
- Perimeter trunking
- Kitchenette
- Demised WC
- Passenger Lift
- 24 Hour Access

FLOOR AREA

Floor	m ²	ft ²	Rent
Third Floor	59	630	£37,920

NB: An additional 770 sq.ft is available on the 1st Floor plus an additional 520 sq.ft is also available on the 5th 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

£37,920 pa exclusive.

SERVICE CHARGE

£5,852 / £9.29 psf.

BUSINESS RATES

Local Authority: Westminster

Current Rateable Value: £28,250.

Payable: £13,560 / £21.52 psf.

Please note, this is not the rate you pay. 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
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