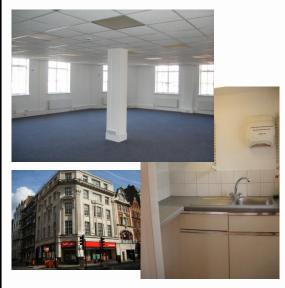


New Instruction **REFURBISHED OFFICE SUITE** TO LET HIGHLIGHT HOUSE, 57 MARGARET STREET LONDON W1 1,345 sq.ft. 124.95 m²

The building is located on the South side of Margaret Street, close to the junction of Great Portland Street. Communications are excellent with Oxford Circus Underground Station close by as are the numerous restaurant and shopping facilities that the area has to offer.



- Open Plan
- Carpeted
- Central Heating
- Excellent Natural Light
- Good Floor to Ceiling Height
- Kitchenette
- Multitude of Restaurants, Hotels and Transport Within Close Proximity
- 24 Hour Access
- Passenger Lift
- Entryphone
- Rent on Application

ACCOMODATION:	4 th Floor- 1,345 sq ft.(124.95m ²)
LEASE:	A new Full Repairing and Insuring lease to be granted for a term by arrangement outside the Landlord and Tenant Act 1954, part II as amended.
LEGAL COSTS:	Each party to be responsible for their own legal costs.
POSSESSION:	Upon completion of legal formalities.

Showrooms • Retail • Offices • Storage • Restaurants • Residential

For further information, please contact Malcolm Cohen, Kelly Myers or Laura Kogan

020 7580 5656 www.langhamestate.com

Langham Estate Management Limited, London House, 9a Margaret Street, London W1W 8RJ Tel: 020 7580 5656 Fax: 020 7636 6760 www.langhamestate.com

Any property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to the accuracy. The Lessors or Langham Estate Management Limited, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.