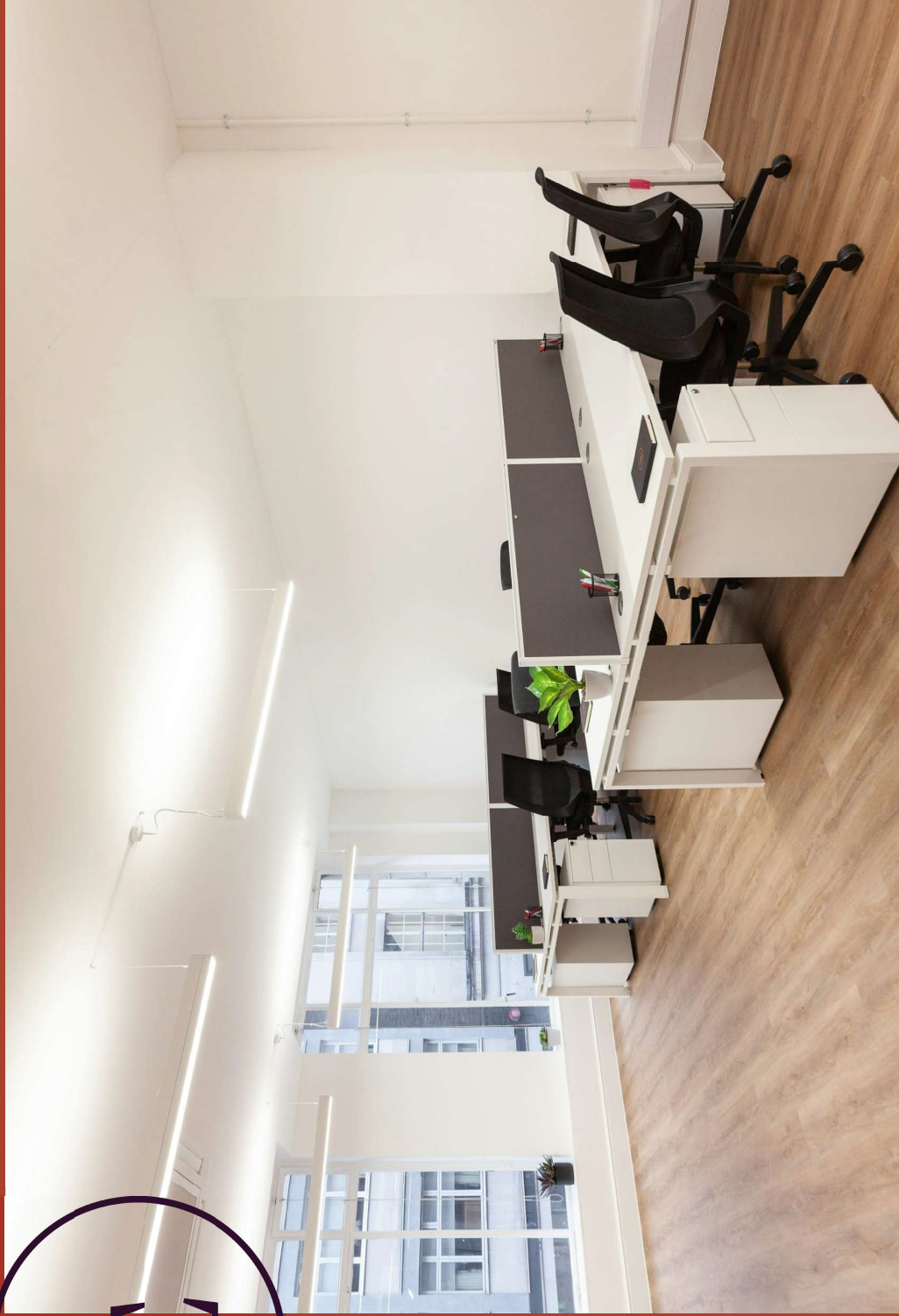


The
Langham
Estate



20 Margaret Street,
London, W1W 8RS



1ST FLOOR
804 SQ FT | 74.69 SQ M
OFFICE TO LET

Langhamestate.com
020 7580 5656

20 Margaret Street – 1st Floor



Location

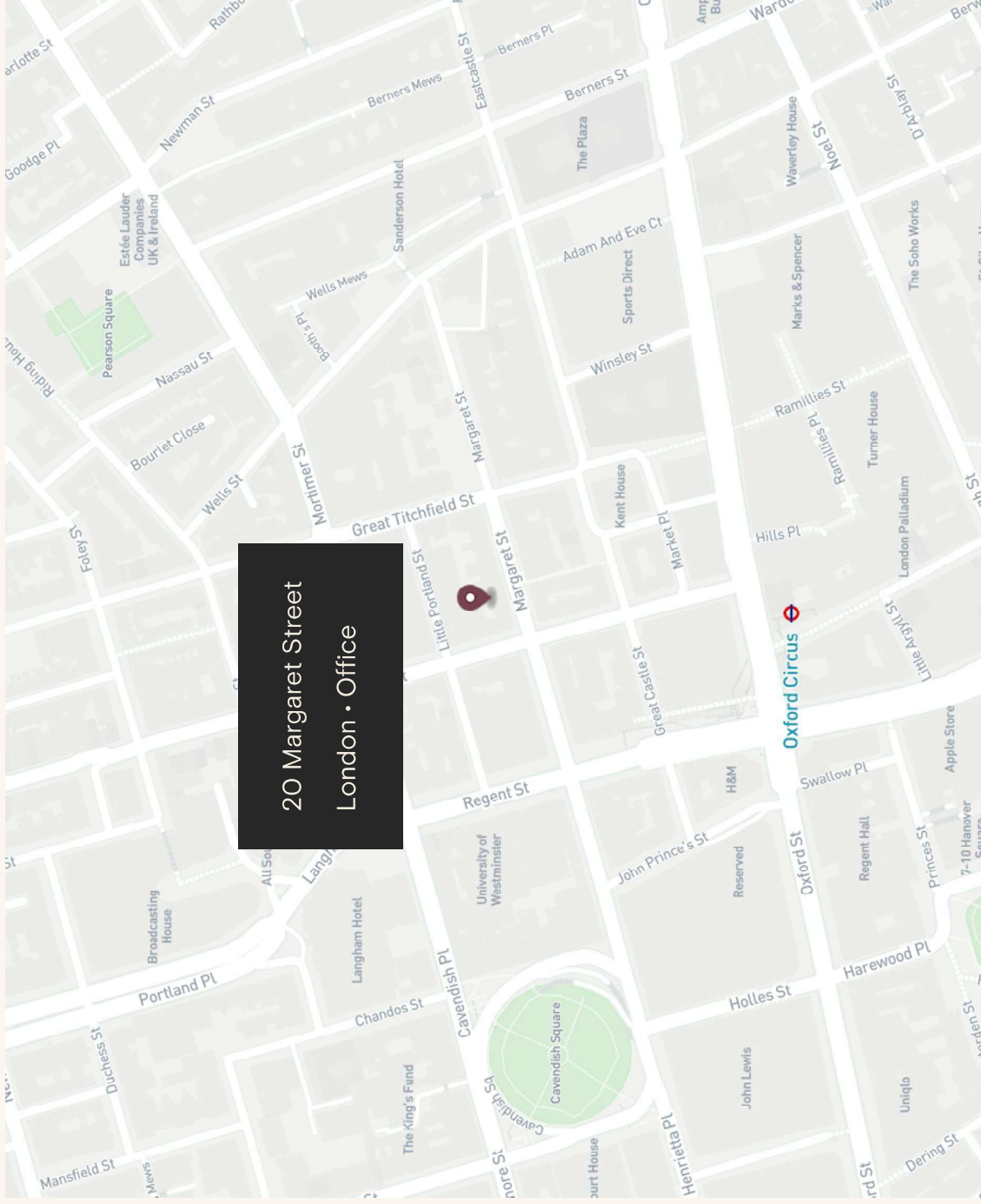
Located in the prime Fitzrovia Quarter, this street was once at the fashionable epicentre of London's rag trade. Architectural gems such as the Victorian Grade I listed All Saints Church stand as testament to this road's rich heritage, while its modern-day popularity with creative media businesses adds a contemporary twist.

The building is located on the north side of Margaret Street, in the heart of vibrant Fitzrovia and it is moments away from the international retail thoroughfare of Oxford Street & Regent Street and a short walk away from Regent's Park.

The area has excellent transport links including 8 underground tube lines spread across 8 stations, as well as the Elizabeth Line.

Connectivity

Oxford Circus	2 mins walk
Goode Street	7 mins walk
Tottenham Court Road	8 mins walk
Bond Street	8 mins walk



20 Margaret Street – 1st Floor



**804 sq ft open-plan office
space with its own
kitchenette, set in a prime
location**

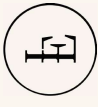
The Langham Estate

langhamestate.com

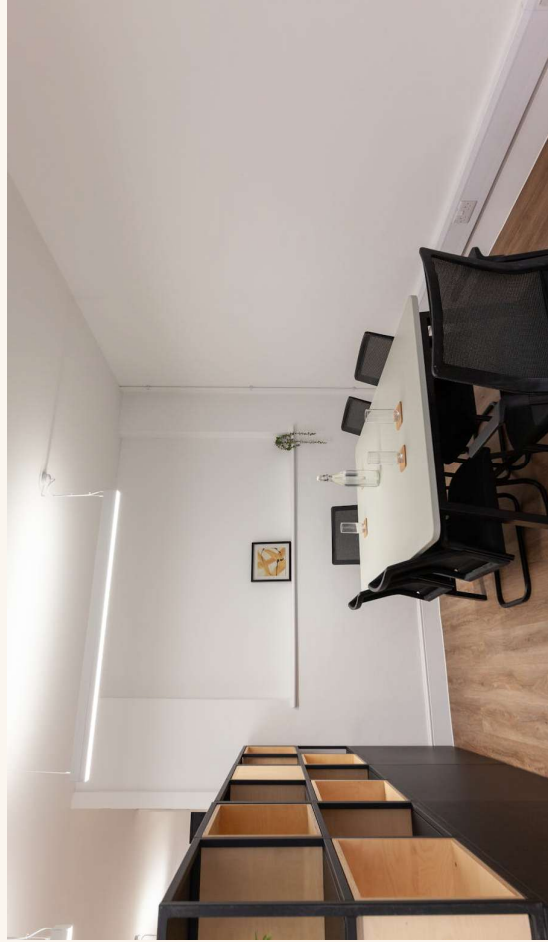
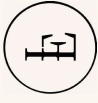
T: 020 7580 5656



20 Margaret Street – 1st Floor



20 Margaret Street – 1st Floor



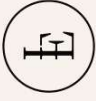
20 Margaret Street – 1st Floor



Name	sq ft	sq m	Availability
1st	804	74.69	Available
2nd	813	75.53	Available
4th	797	74.04	Available
Total	2,414	224.26	

Schedule of Areas





Sustainability

 We aim to reach NET ZERO emissions by 2040 from our operations

 100% Landlord Renewable Electricity

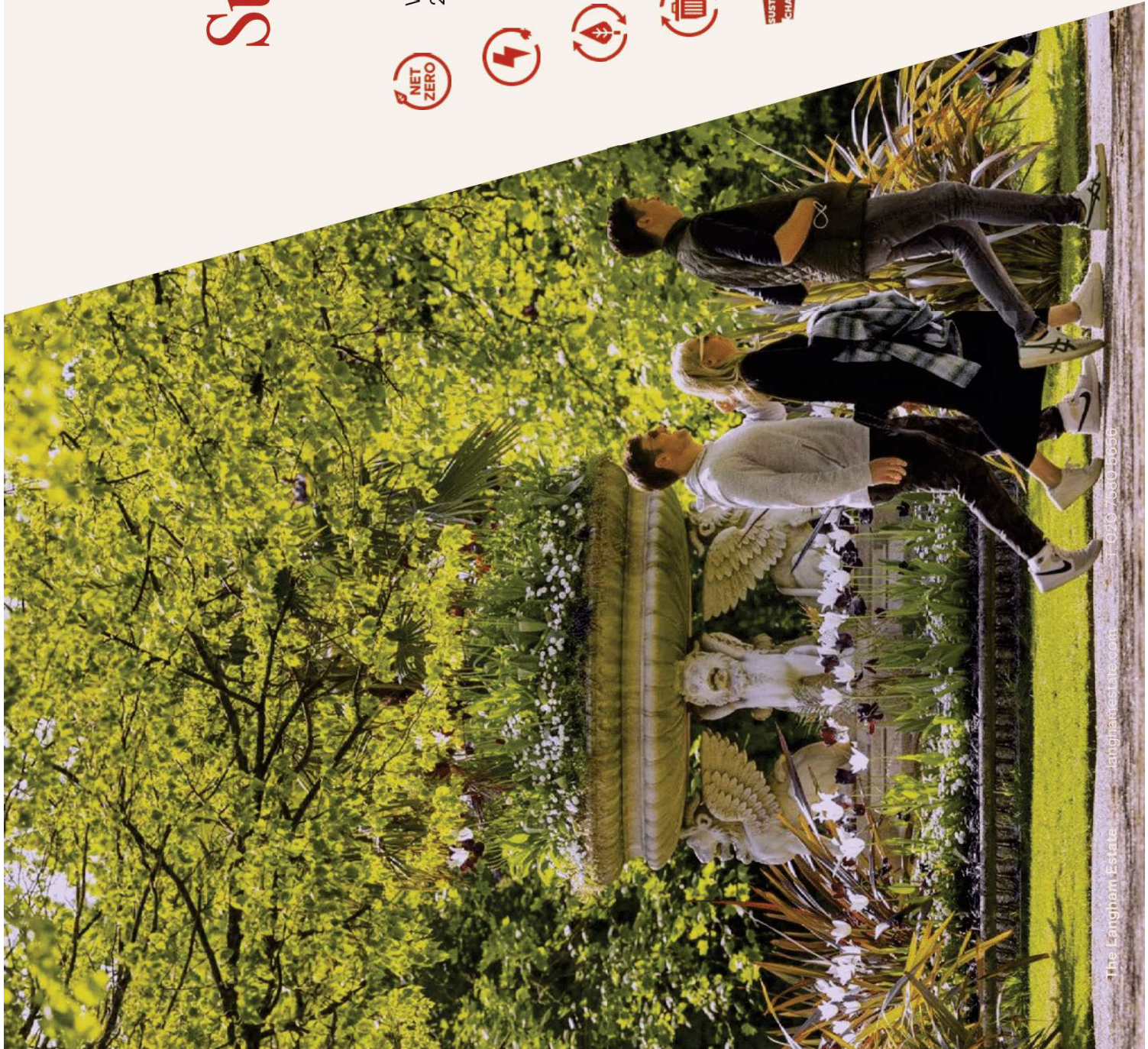
 Zero waste to landfill in the building

 Waste management initiative

 We are Signatories of WCC Sustainable City Charter

 LED Lighting

 **B** EPC Rating



FQ



Discover

Quarter



FITZROVIA QUARTER

Explore our neighbourhood

The Langham Estate

langhamestate.com

For further information call

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