

The Langham Estate



75-77 Margaret
Street

FOURTH FLOOR
2,080 SQ FT | 193.24 SQ M
TRENDY OFFICE SUITE
TO LET

langhamestate.com
020 7580 5656





The Location

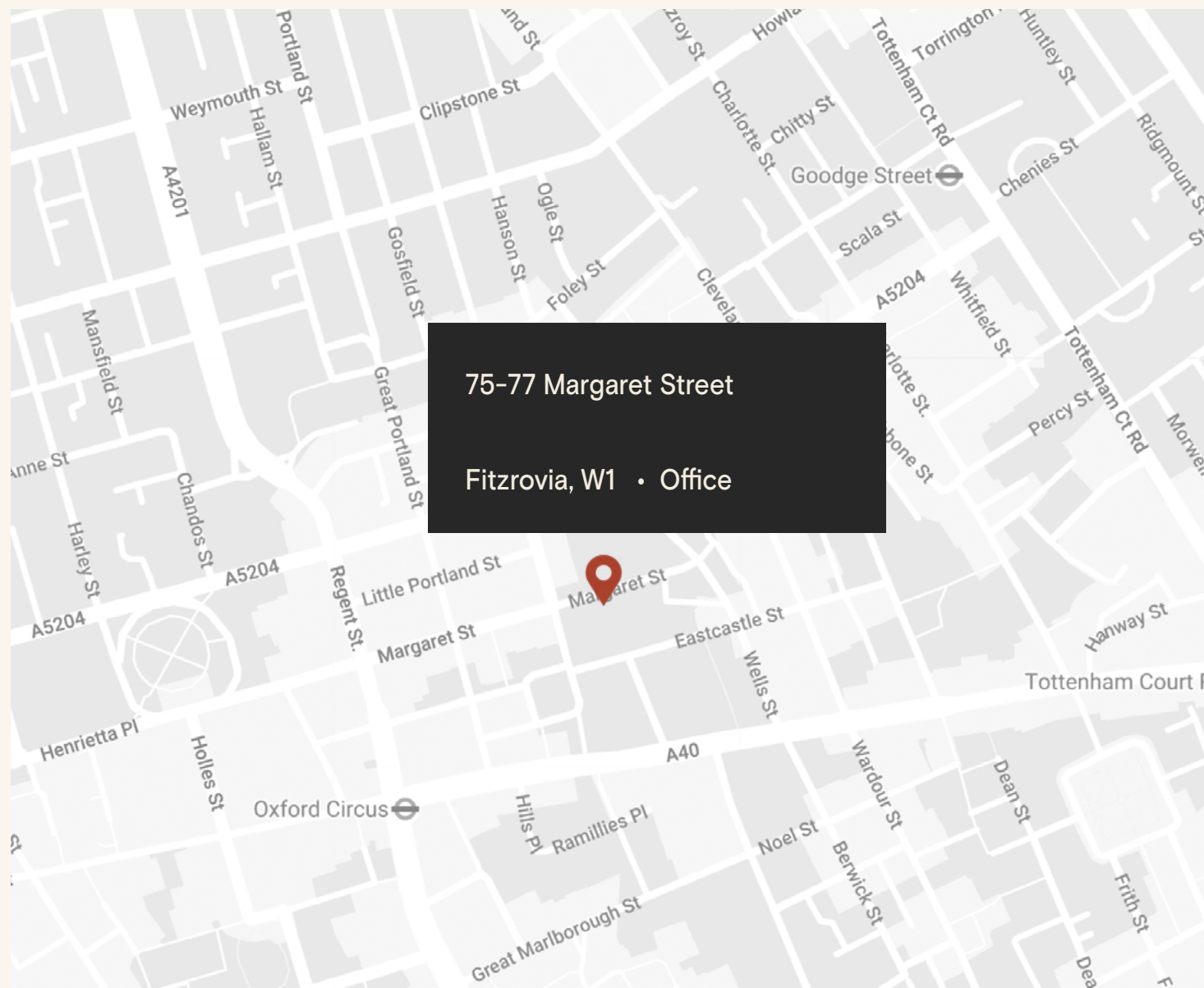
Nestled between Marylebone and Fitzrovia, this street was once at the fashionable epicentre of London's rag trade. Architectural gems such as the Victorian Grade I listed All Saints Church stand as testament to this road's rich heritage, while its modern-day popularity with creative media businesses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

The building is located on the south side of Margaret Street between Great Titchfield Street and Wells Street, in the heart of vibrant Fitzrovia.

The property 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 6 overground and underground tube lines spread across 6 stations as well as the Elizabeth Line.

Connectivity

Oxford Circus	5 min walk
Tottenham Court Road	9 min walk
Bond Street	10 min walk
Goodge Street	10 min walk
Great Portland Street	14 min walk
Regent's Park	16 min walk
Warren Street	17 min walk
Euston Square	19 min walk



75-77 Margaret Street | 4th Floor



2,080 sq ft
office space at the
very centre of Fitzrovia.



Computer-Generated Imagery (CGI) for illustrative purposes only





Features

- Open Plan
- One Meeting Room
- Excellent Natural Light
- Fitted Kitchen
- Excellent Ceiling Height
- Central Heating
- Passenger Lift
- Feature Lighting
- 24 Hour Access
- Wood Flooring
- Perimeter Trunking

Details

Floor Area

2,080 SQ FT / 193.24 SQ M

Rent

On application

Lease Terms

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

Legal Costs

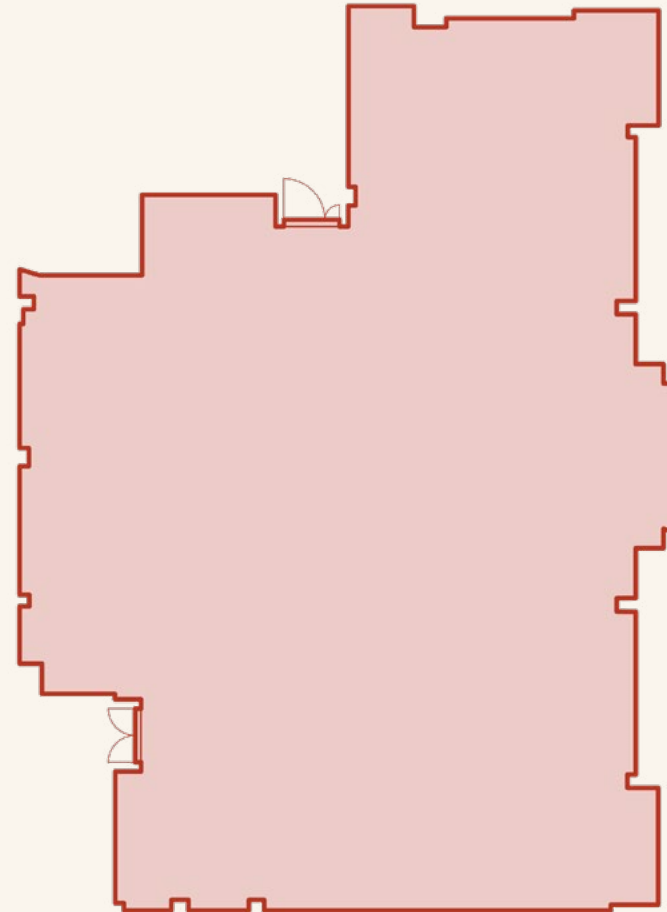
Each party to be responsible for their own legal costs

Furniture

Furniture packages available on negotiation

V.A.T.

Pricing exclusive of V.A.T.



75-77 Margaret Street | 4th Floor



Floor	Sq Ft	Sq M
Fifth	1,640	152.36
Fourth	2,080	193.24
Second (Rear)	1,160	107.77
Second (Front)	2,250	209.03
First (Rear)	1,180	109.62

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



Current EPC Rating (awaiting new assessment)

FQ



Discover Fitzrovia Quarter



FITZROVIA QUARTER



Explore our neighbourhood

The Langham Estate

Langhamestate.com

For further information call

020 7580 5656



Malcolm Cohen

malcolm.cohen@langhamestate.com

020 7907 4983

07526 189 462

Daniel Yershon

daniel.yershon@langhamestate.com

020 7907 4986

07731 985 129

William Spencer

william.spencer@langhamestate.com

020 7907 4960

07707 875 082

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