

RIB

ROBERT IRVING BURNS



-LONDON W1-

15-16 Margaret Street

15-16 Margaret Street - Multiple floors

# Description

Positioned on the north side of Margaret Street, close to its junction with Great Titchfield Street, 15-16 Margaret Street offers an exceptional commercial opportunity in the heart of Fitzrovia. Just moments from Oxford Street and Regent Street, and within walking distance of Regent's Park, this highly desirable location combines the energy of central London with excellent connectivity, including access to eight underground lines and the Elizabeth Line via eight nearby stations.

Arranged over multiple floors, the property has been newly refurbished throughout to a high standard. Each level benefits from plenty of natural light, enhanced by energy-efficient LED lighting and open-plan layouts that support a variety of working styles. A passenger lift provides easy access to all floors, and each level includes its own kitchenette. The building also offers 24-hour access, air conditioning, and perimeter trunking for straightforward cable management.



Stylish offices ranging from 760 to 1,610 sq ft,  
each with its own kitchenette

# Location

## Food & Drinks

- 1947 London
- Arros QD
- Burger & Lobster
- Costa
- Dal Fiorentino
- Drunch
- Faros Restaurant
- Honest Burgers
- Ka eine
- Pahli Hill & Bandra Bhai
- Rhum Tavern
- The Cocktail Club
- The Oxford Market
- The Salad Project
- The Social
- Vapiano
- Wahaca
- Yalla Yalla

## Wellness

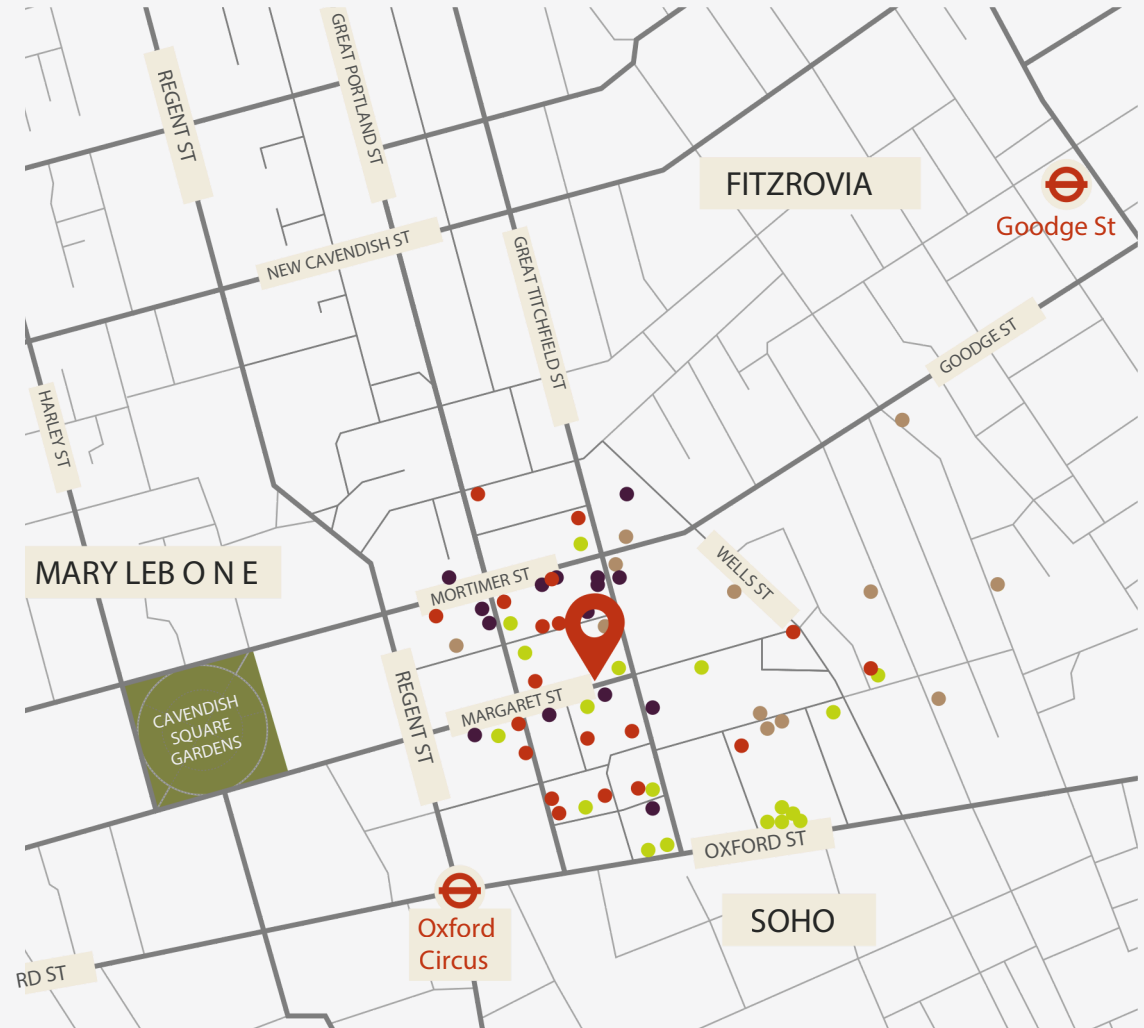
- Cavendish Clinic
- CliniCity
- F45
- FS8
- LAPO Skincare
- Nicola Clarke
- PerformancePro Fitness
- Pied de Poule
- Psyche
- REVIV
- RowBots Fitzrovia
- Solo60
- Sun Kyeong London
- the a.b.c. smile
- The Beauty Club London
- Wumman Spa

## Culture & Lifestyle

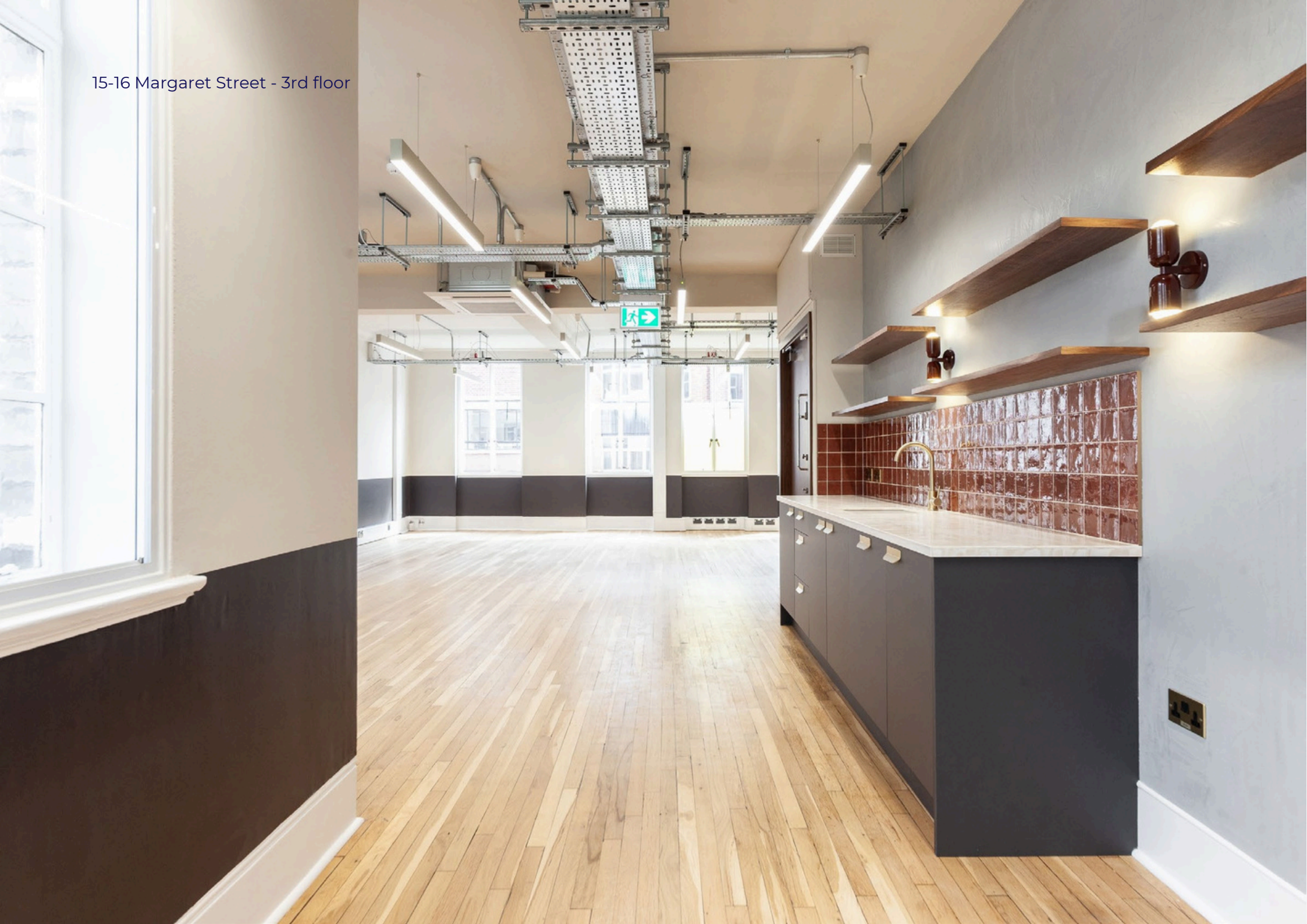
- Ab-Anbar Gallery
- Cookery School
- Gillian Jason Gallery
- Gilmoora House
- Hope 93
- Pi Artworks
- Sanderson London
- The Cartoon Museum
- The London EDITION
- The Mandrake
- The Newman Hotel
- Yield Gallery

## Shopping

- Arlettie
- Baltic Watches
- David Wej Lagos
- Dr Martens
- Dune
- Folk
- Hawes & Curtis Ltd.
- Hollland & Barrett
- KEF Music Gallery
- Margaret Howell
- Minotti
- Natalino
- Office
- Reiss
- Sports Direct
- The Gibson Garage
- Timberland
- Time+Tide Watches



15-16 Margaret Street - 3rd floor



## Third Floor

Office 1,129 sq.ft 104.89 sq.m.

## FEATURES

24 Hour Access

Good Natural Light

Passenger Lift

Newly Refurbished

Wood Flooring

One Meeting Room

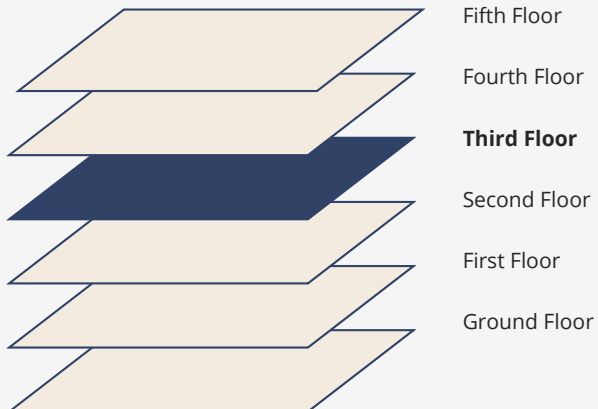
Own Kitchenette

Mainly Open Plan

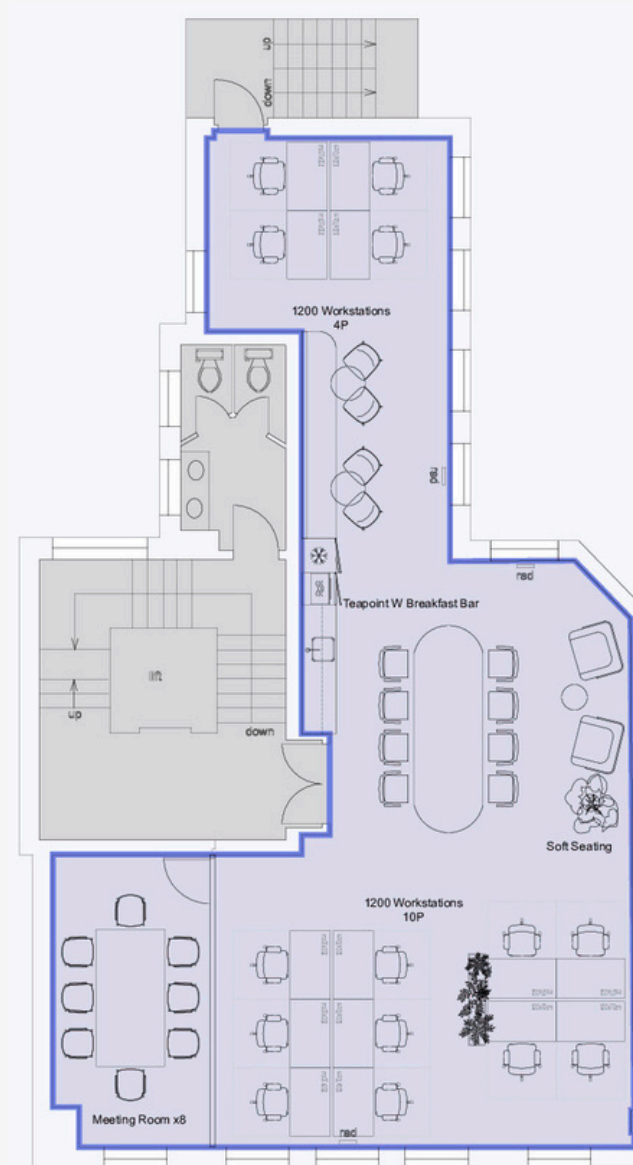
LED Lighting

Prime Location

Perimeter Trunking



Fifth Floor  
Fourth Floor  
**Third Floor**  
Second Floor  
First Floor  
Ground Floor



Scale 1:100

0 1 2 3 4 5

## PROPOSED LAYOUT



### Accommodation schedule

1200 Workstations	14
Teapoint	
W Breakfast Bar	01
Meeting Room x8	01
Soft Seating x8	01

10

15

15-16 Margaret Street - 4th floor



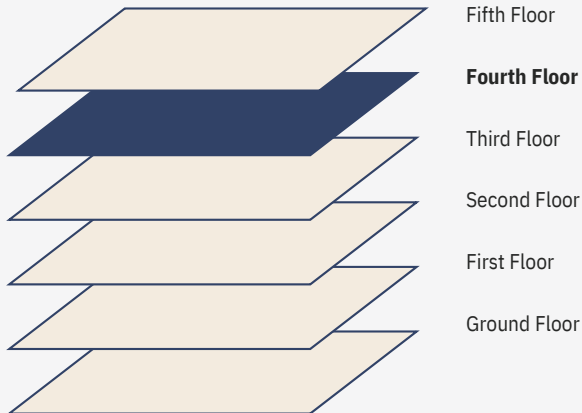
## Fourth Floor

Office 856 sq.ft 79.52 sq.m.

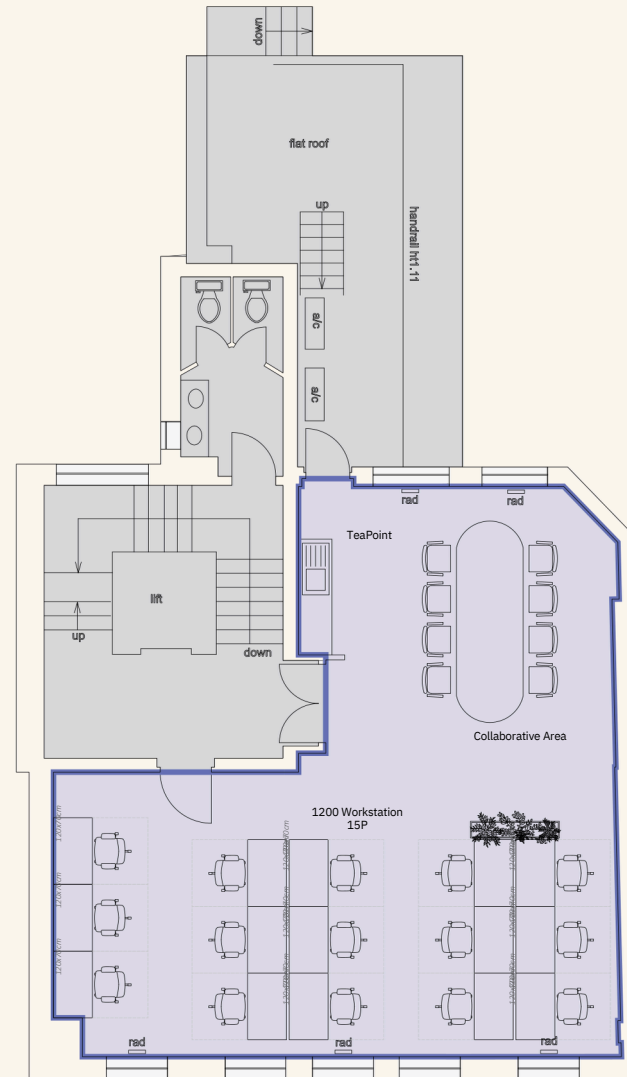
## FEATURES

- Engineered Timber Flooring
- LED Lighting
- Great Natural Light
- Modern HVAC System (not tested)

- Newly Installed Kitchenette
- Full Furnished (1<sup>st</sup> & 3<sup>rd</sup> Floors)
- Meeting Room (3<sup>rd</sup> Floor)



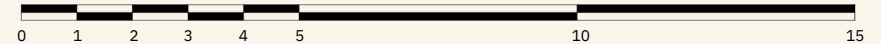
## PROPOSED LAYOUT



### Accomodation schedule

1200 Workstations	15
Teapoint	0
Collaborative Area	1
	0
	1

Scale 1:100



15-16 Margaret Street - 5th floor



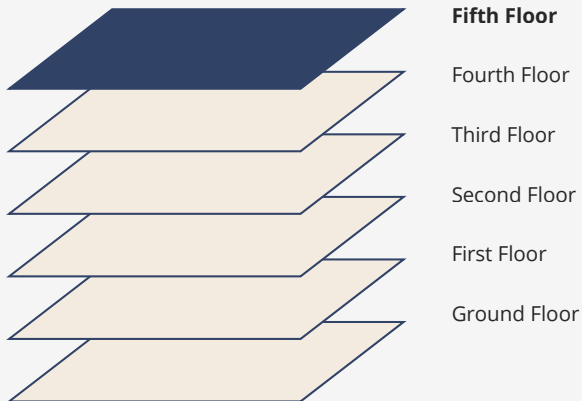
# Fifth Floor

Office 766 sq.ft 71.16 sq.m.

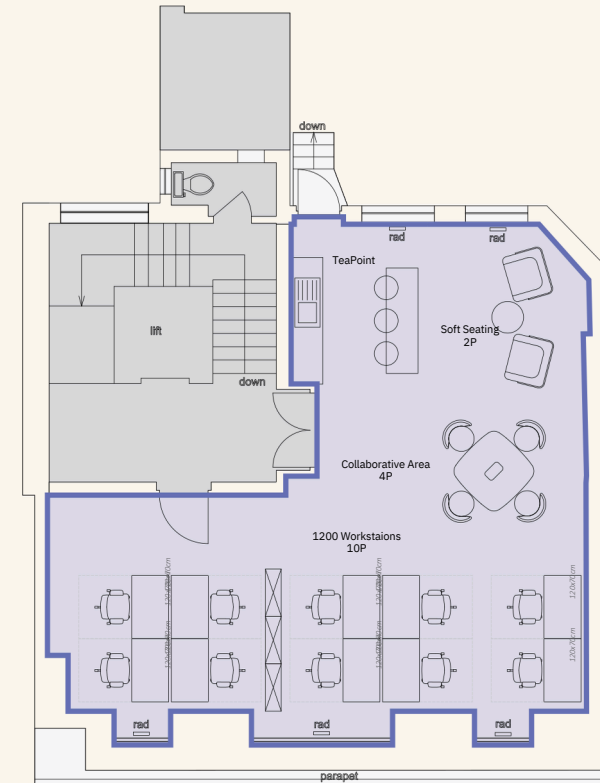
## FEATURES

- Engineered Timber Flooring
- LED Lighting
- Great Natural Light
- Modern HVAC System (not tested)

- Newly Installed Kitchenette
- Full Furnished (1<sup>st</sup> & 3<sup>rd</sup> Floors)
- Meeting Room (3<sup>rd</sup> Floor)



## PROPOSED LAYOUT



Accomodation schedule

1200 Workstations	10
Teapoint	1
W Breakfast Bar	0
Collaborative Area	1
Soft Seating	0
	1

Scale 1:100



# Financials

<b>Floor</b>	<b>Size (sq. ft.)</b>	<b>Quoting Rent (p.a.) excl.</b>	<b>Quoting Rent (psf)</b>	<b>Estimated Rates Payable (p.a.)</b>	<b>Service Charge (p.a.)</b>	<b>Estimated Occupancy Cost (p. a.)</b>
3rd Floor	1,129	£81,288	£72.00	£30,960	£14,677	£126,925
4th Floor	856	£58,208	£68.00	£25,680	£11,128	£95,016
5th Floor	766	£52,088	£68.00	£19,980	£9,958	£82,026
All Floors	2,751	£191,584	£69.64	£76,620	£35,763	£303,967

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

## LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

## POSSESSION

Upon completion of legal formalities.

## FLOOR PLANS

Scaled floor plans available on request.

## VAT

The building is registered for VAT

## EPC

Available upon request.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

# Contact us

Jim Clarke

07889 456 957  
Jim@rib.co.uk

Matthew Mullan

07741 909 806  
Matthewm@rib.co.uk

RIB

ROBERT IRVING BURNS

Thomas D'arcy

07909 259 004  
Thomas@rib.co.uk

## Our Joint Agents

Daniel Yershon

020 7907 4986  
daniel.yershon@langhamestate.com

