

# The Langham Estate



75-77 Margaret  
Street, London,  
W1W 8SY

**1ST FLOOR REAR**  
1,218 SQ FT | 113.16 SQ M  
OFFICE TO LET



[Langhamestate.com](http://Langhamestate.com)

020 7580 5656

## 75-77 Margaret Street - 1st Floor Rear



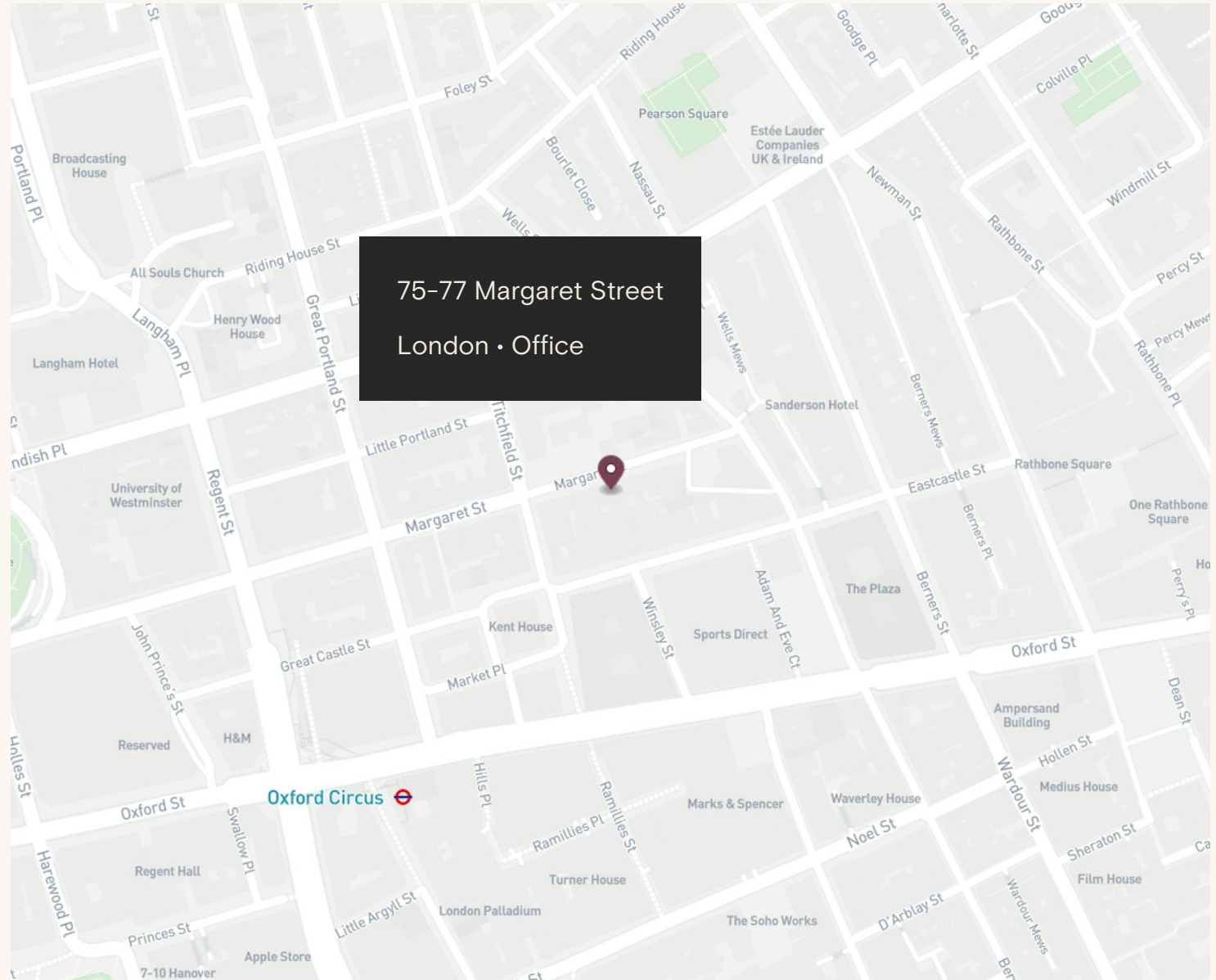
### Location

Positioned within one of Fitzrovia's most established streets, 75-77 Margaret Street is a characterful period office building that reflects the area's historic architectural identity. Once at the centre of London's rag trade, the street is now home to a strong mix of creative and media occupiers, offering a working environment that blends heritage with a contemporary professional community.

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

### Connectivity

Oxford Circus	3 mins walk
Goodge Street	6 mins walk
Tottenham Court Road	7 mins walk
Bond Street	10 mins walk



75-77 Margaret Street - 1st Floor Rear



Light-filled, recently  
refurbished open-plan  
office with its own  
kitchenette





75-77 Margaret Street - 1st Floor Rear



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# 75-77 Margaret Street - 1st Floor Rear



## Features

- Open Plan
- Excellent Natural Light
- Own Kitchenette
- Excellent Ceiling Height
- Perimeter Trunking
- Wood Flooring
- Passenger Lift
- 24 Hour Access
- Air Conditioning
- LED Lighting

## Details

### Floor Area

1,218 SQ FT / 113.16 SQ M

### Rent

£75 per sq ft

### Lease Terms

A new Full Repairing & Insuring Lease is available for a term by arrangement, outside the Landlord & Tenant Act 1954.

### Possession

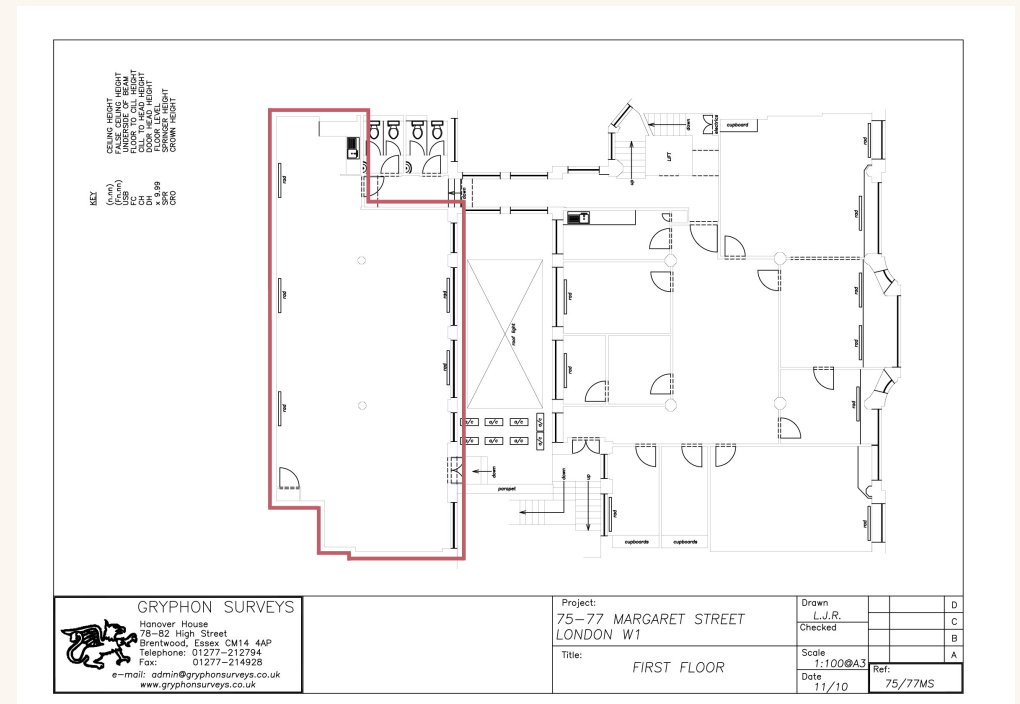
Immediate upon completion of legal formalities

### Legal Costs

Each party to be responsible for their own legal costs

### VAT

Pricing exclusive of V.A.T





Name	sq ft	sq m	Availability
1st - Rear	1,218	113.16	Available
2nd - Front	2,256	209.59	Available
3rd	2,194	203.83	Let
4th	1,713	159.14	Available
5th	1,713	159.14	Under Offer
<b>Total</b>	<b>9,094</b>	<b>844.86</b>	

## 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



EPC Rating

FQ

*Discover* Fitzrovia Quarter



FITZROVIA QUARTER



Explore our neighbourhood

# The Langham Estate

langhamestate.com

For further information call

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