

The Langham Estate



15-16 Margaret
Street, London,
W1W 8RW

4TH FLOOR
865 SQ FT | 80.36 SQ M
OFFICE TO LET



Langhamestate.com

020 7580 5656

15-16 Margaret Street - 4th Floor



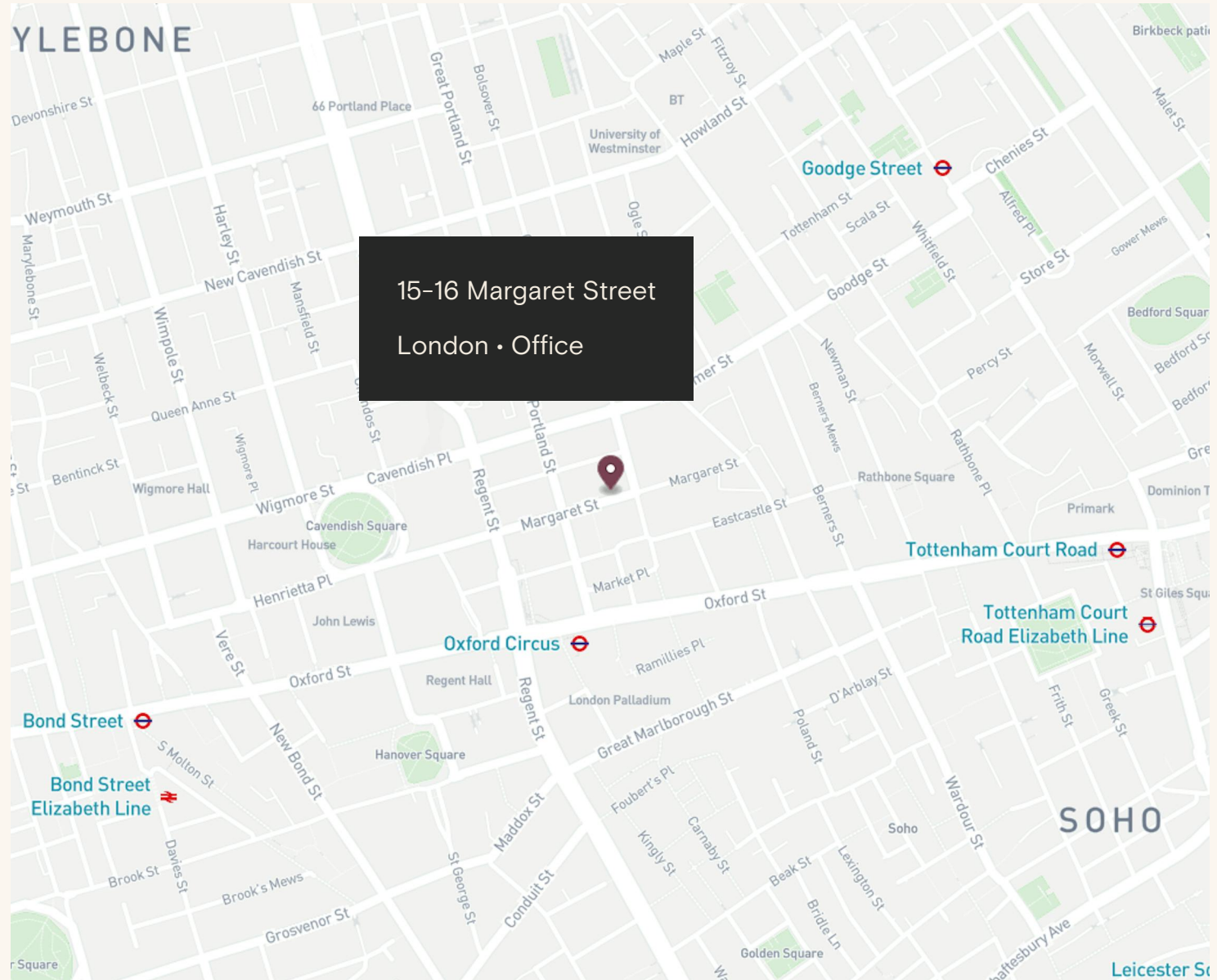
Location

Ideally positioned between Great Titchfield Street and Great Portland Street, this building sits in a prime location at the centre of Fitzrovia Quarter's dynamic commercial and cultural scene. With Oxford Street and Regent Street just moments away, and the Regent's Park nearby.

The area is exceptionally well-connected, with access to 8 underground lines across 8 nearby stations, plus the high-speed Elizabeth Line for swift travel across London and beyond.

Connectivity

Oxford Circus	2 mins walk
Goodge Street	7 mins walk
Tottenham Court Road	8 mins walk
Bond Street	9 mins walk



15-16 Margaret Street - 4th Floor

Newly refurbished 865 sq ft
office unit with its own
kitchenette



15-16 Margaret Street - 4th Floor





Features

- 24 Hour Access
- Good Natural Light
- Passenger Lift
- Newly Refurbished
- Wood Flooring
- Own Kitchenette
- Open Plan
- LED Lighting
- Perimeter Trunking
- Prime Location

Details

Floor Area

865 SQ FT / 80.36 SQ M

Rent

£68 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

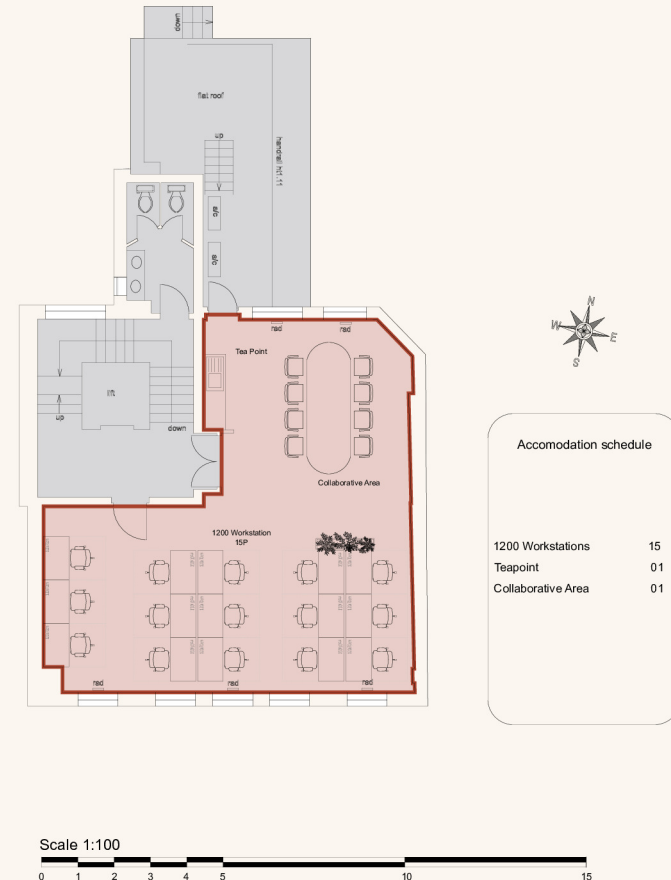
Immediate upon completion of legal formalities

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	1,606	149.20	Available
2nd	1,296	120.40	Let
3rd	1,129	104.89	Available
4th	865	80.36	Available
5th	766	71.16	Available
Total	5,662	526.01	

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

020 7580 5656



Daniel Yershon

daniel.yershon@langhamestate.com

020 7907 4986

07731 985 129

Malcolm Cohen

malcolm.cohen@langhamestate.com

07526 189 462

020 7907 4983

William Spencer

william.spencer@langhamestate.com

02079074960

07707875082