

The Langham Estate



75-77 Margaret
Street, London,
W1W 8SY

4TH FLOOR
2,080 SQ FT | 193.24 SQ M
OFFICE TO LET



Langhamestate.com

020 7580 5656

75-77 Margaret Street - 4th Floor



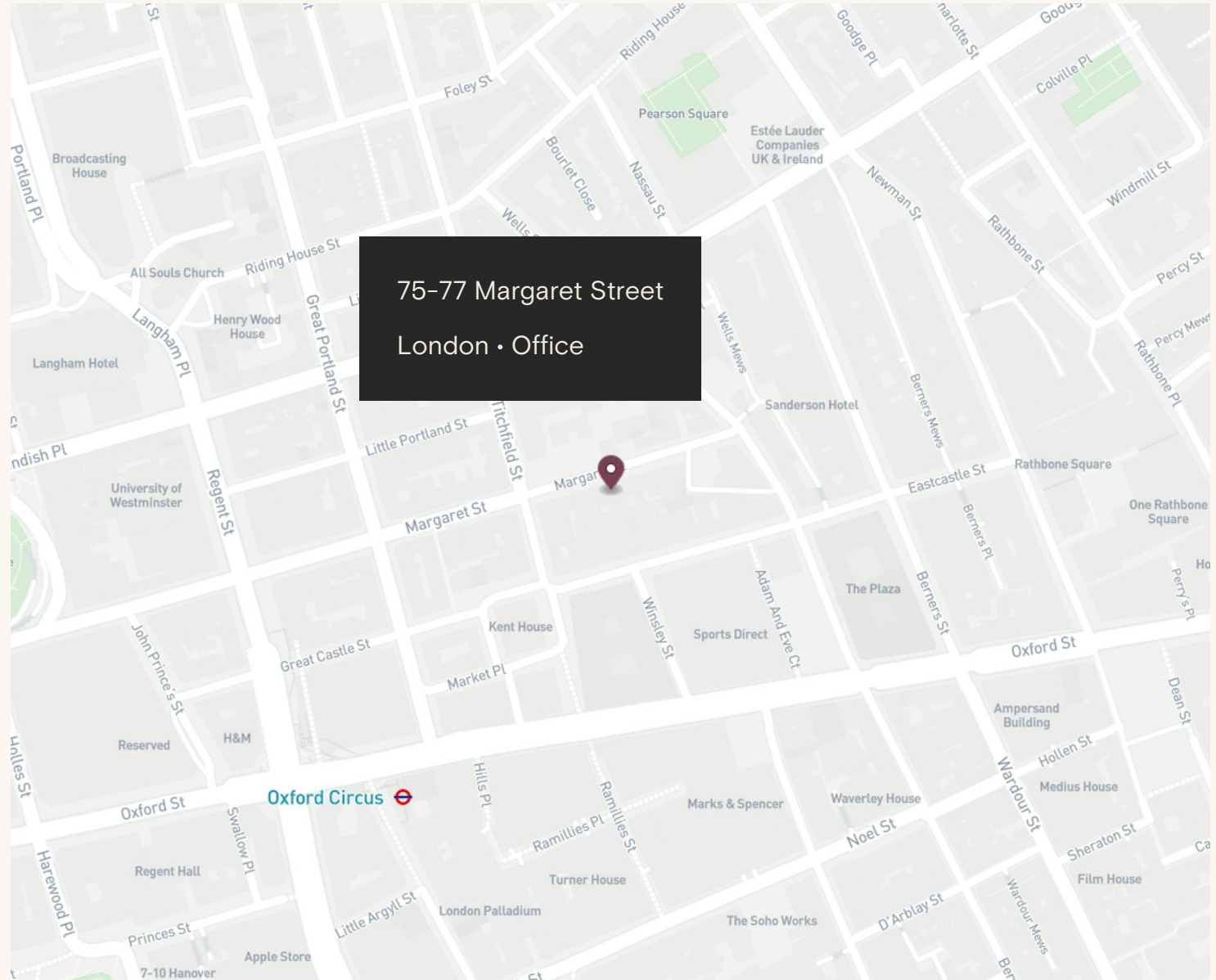
Location

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
Goode Street	6 mins walk
Tottenham Court Road	7 mins walk
Bond Street	10 mins walk



75-77 Margaret Street - 4th Floor



Recently refurbished open-plan office with its own kitchenette in a prime location



75-77 Margaret Street - 4th Floor



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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

2,080 SQ FT / 193.24 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

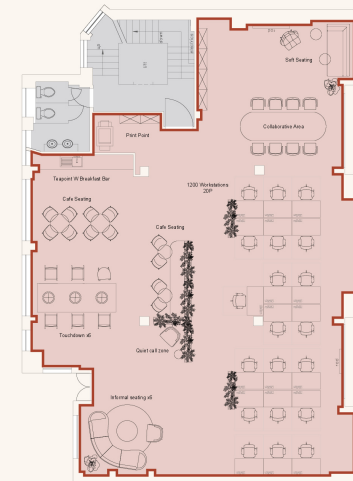
Immediate upon completion of legal formalities

Legal Costs

Each party to be responsible for their own legal costs

VAT

Pricing exclusive of V.A.T



Accommodation schedule

1200 Workstations	20
Collaborative Area x6	01
Touchdown x6	01
Teapoint	
W Breakfast Bar	01
Cafe Seating	02
Quiet call zone	01
Soft Seating	01
Informal Seating x6	01

Scale 1:100





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	2,080	193.24	Available
5th	1,713	159.14	Under Offer
Total	9,461	878.96	

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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