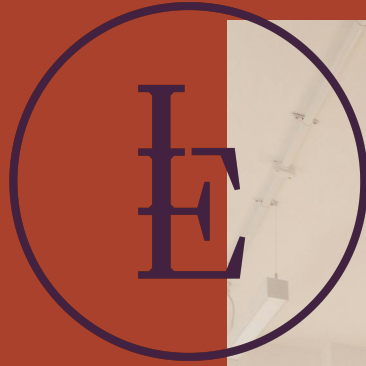


The Langham Estate



51-53 Margaret
Street, London,
W1W 8RA

3RD FLOOR EAST
450 SQ FT | 41.81 SQ M
OFFICE TO LET



Langhamestate.com

020 7580 5656

51-53 Margaret Street - 3rd Floor East



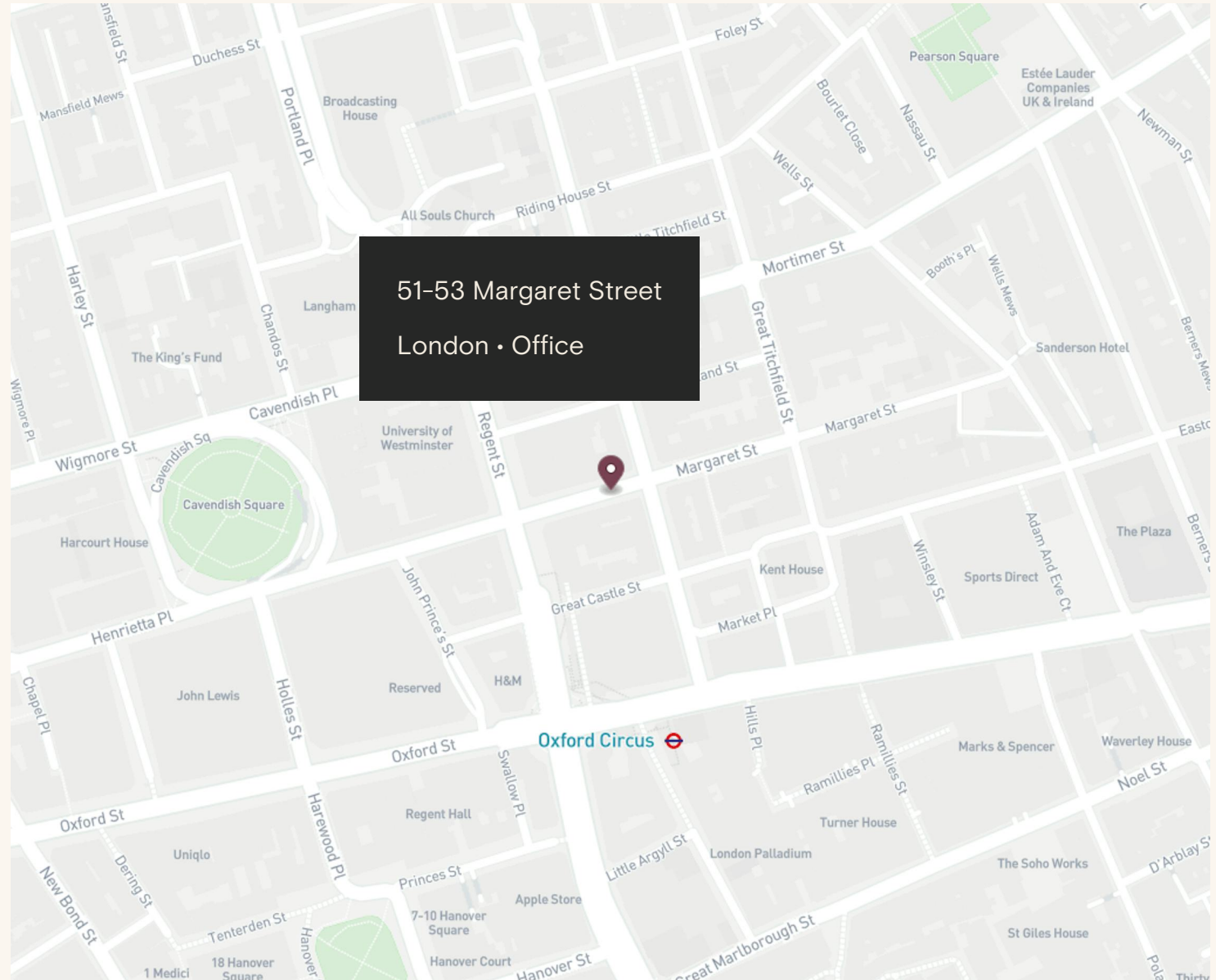
Location

Located in London's West End, 51-53 Margaret Street is situated on the south side of Margaret Street between Regent Street and Great Portland Street.

Transport links are excellent, with Oxford Circus Underground Station just a short walk away, providing access to multiple tube lines. Additionally, Bond Street station, served by the Elizabeth Line, and Goodge Street station are within easy reach, ensuring seamless connectivity throughout London and beyond. This strategic location makes 47-50 Margaret Street an ideal spot for both work and leisure.

Connectivity

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



51-53 Margaret Street - 3rd Floor East



Three alternative suites
ranging from 450-591 sq ft







Features

- Wood Flooring
- Excellent Natural Light
- 24 Hours Access
- Entry Phone
- LED Lighting
- Air Conditioning
- Newly Refurbished
- Perimeter Trunking
- Open Plan

Details

Floor Area

450 SQ FT / 41.81 SQ M

Rent

£59.50 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

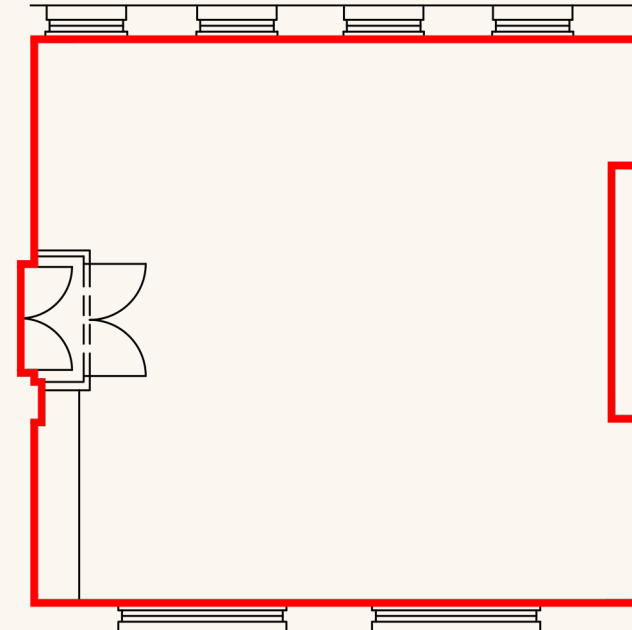
Immediate upon completion of legal formalities

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 - West	450	41.81	Available
2nd - West	500	46.45	Available
3rd - East	591	54.91	Available
4th - West	450	41.81	Available
Total	1,991	184.98	

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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