

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

020 7580 5656

75-77 Margaret Street - 1st Floor Rear



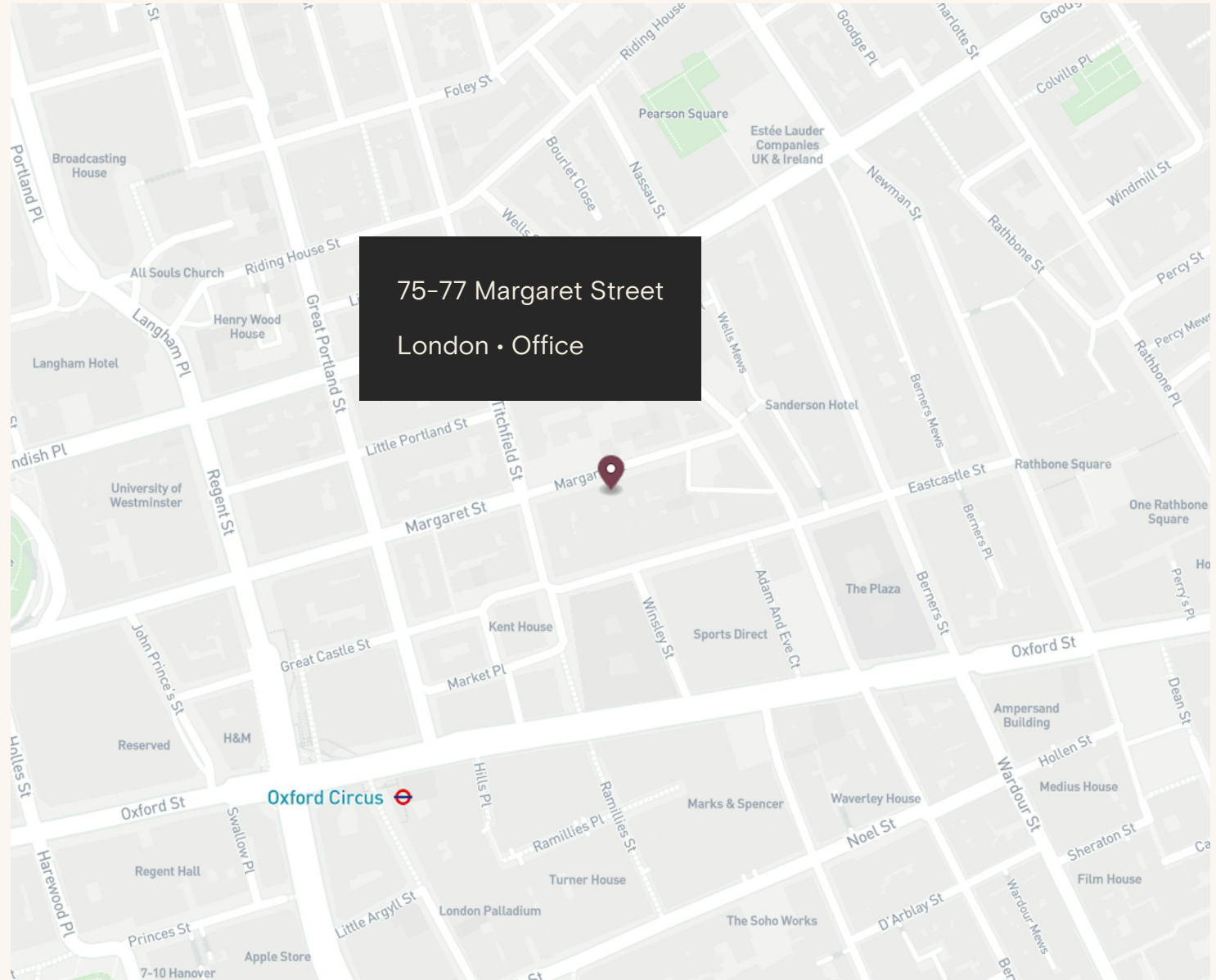
Location

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





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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
Total	9,094	844.86	

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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