

# The Langham Estate



75-77 Margaret  
Street, London,  
W1W 8SY

**5TH FLOOR**  
1,713 SQ FT | 159.14 SQ M  
OFFICE TO LET



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

020 7580 5656

## 75-77 Margaret Street - 5th Floor



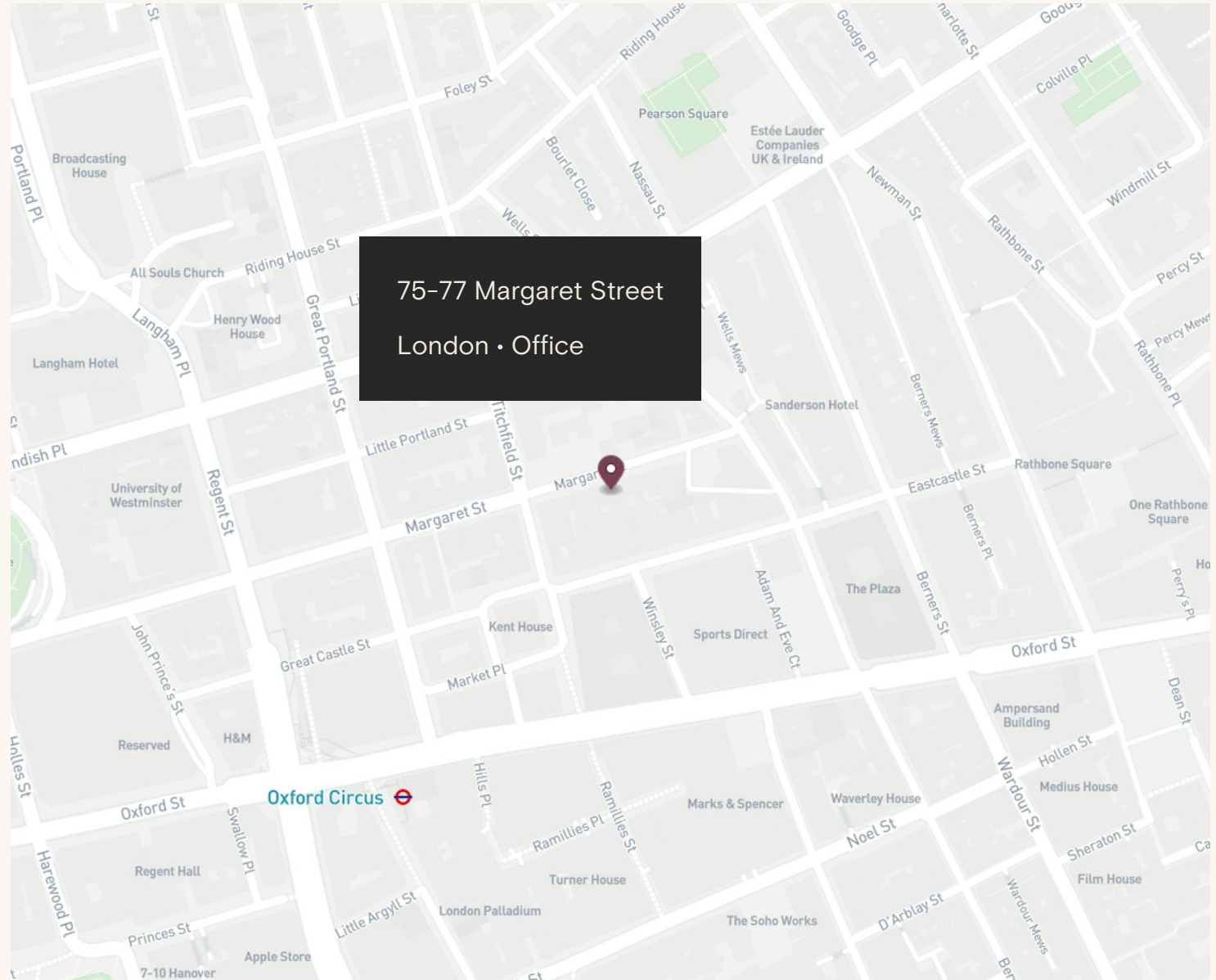
### Location

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



75-77 Margaret Street - 5th Floor



Light-filled, recently  
refurbished open-plan  
office with skylight feature  
and kitchenette





75-77 Margaret Street - 5th Floor



75-77 Margaret Street - 5th Floor





## Features

- Open Plan
- Skylight
- Excellent Natural Light
- Own Kitchenette
- Excellent Ceiling Height
- Perimeter Trunking
- Wood Flooring
- Passenger Lift
- 24 Hour Access

## Details

### Floor Area

1,713 SQ FT / 159.14 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

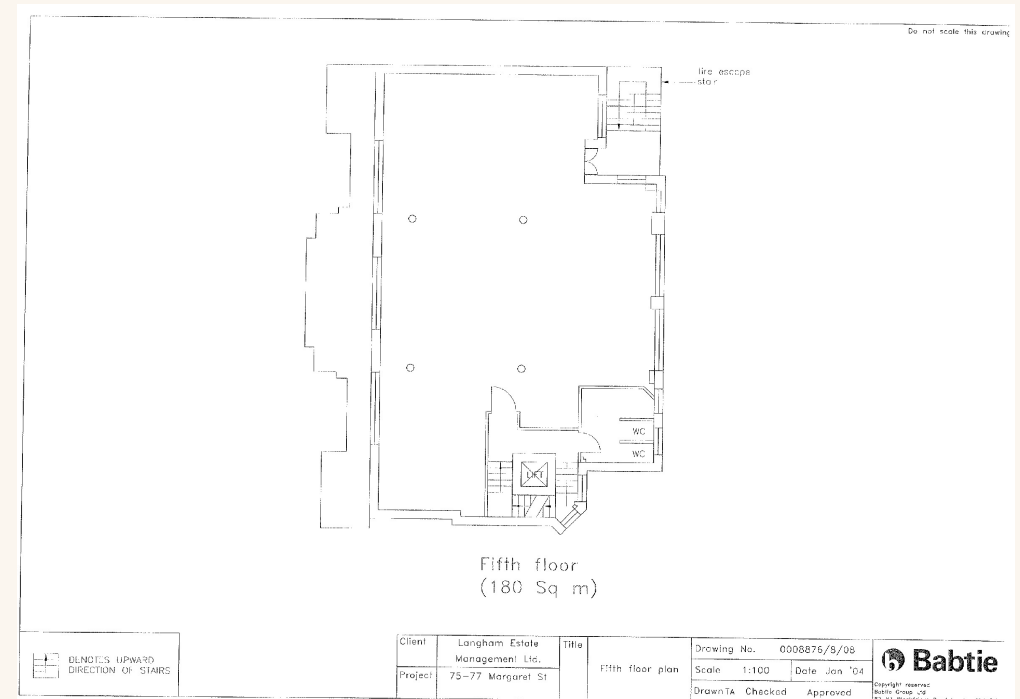
Immediate upon completion of legal formalities

### 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	2,080	193.24	Available
<b>Total</b>	<b>7,748</b>	<b>719.82</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

# 020 7580 5656



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