

# The Langham Estate



15-16 Margaret  
Street, London,  
W1W 8RW

5TH FLOOR  
766 SQ FT | 71.16 SQ M  
OFFICE TO LET



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

020 7580 5656

# 15-16 Margaret Street - 5th Floor



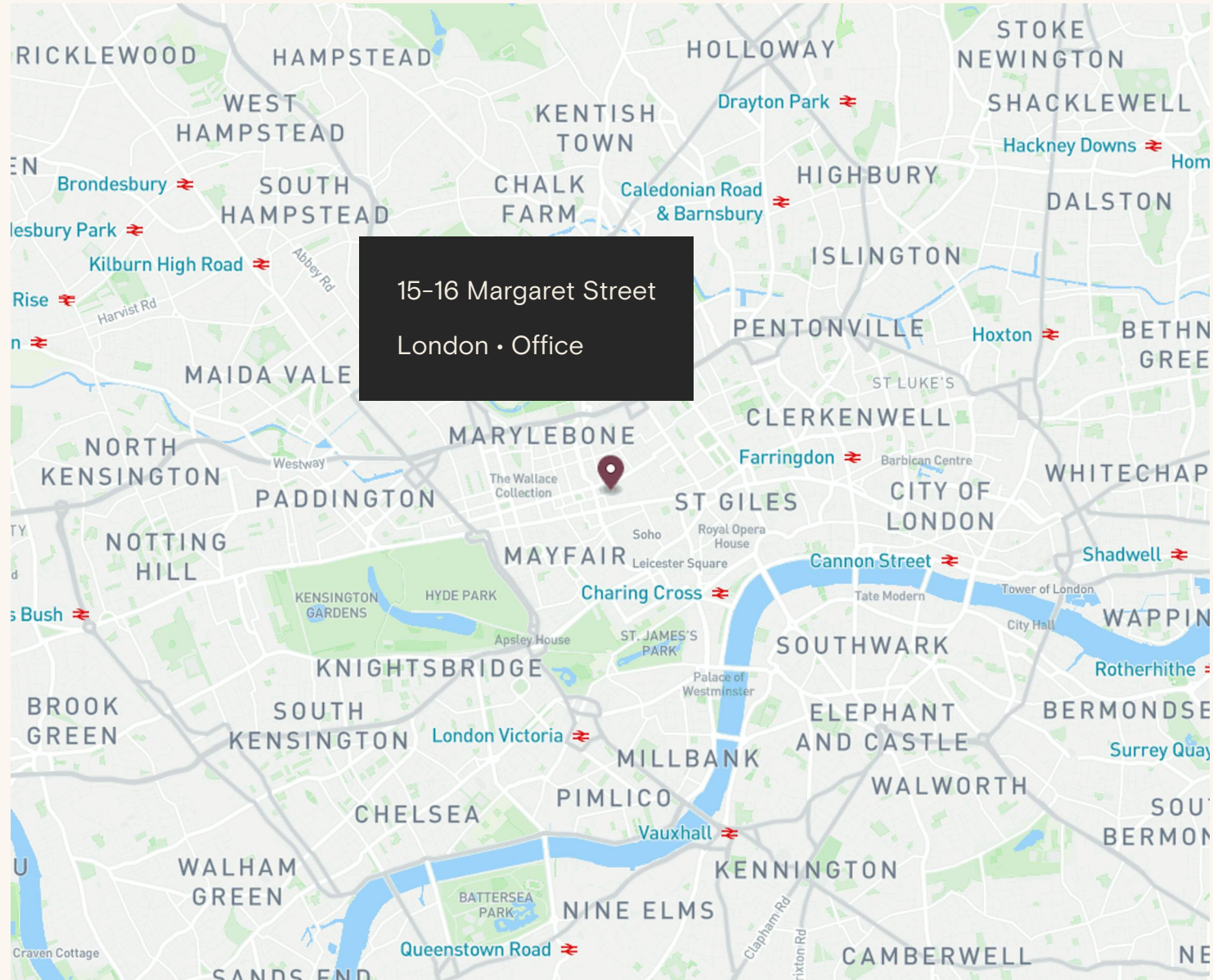
## Location

Ideally located between Great Titchfield Street and Great Portland Street, this building enjoys a prime position in the vibrant heart of Fitzrovia. Just a stone's throw from Oxford Street and Regent Street, and within walking distance of the tranquillity of Regent's Park, it offers the best of both worlds.

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 - 5th Floor



Newly refurbished 766 sq ft  
office space with its own  
kitchenette



# 15-16 Margaret Street - 5th 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

766 SQ FT / 71.16 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

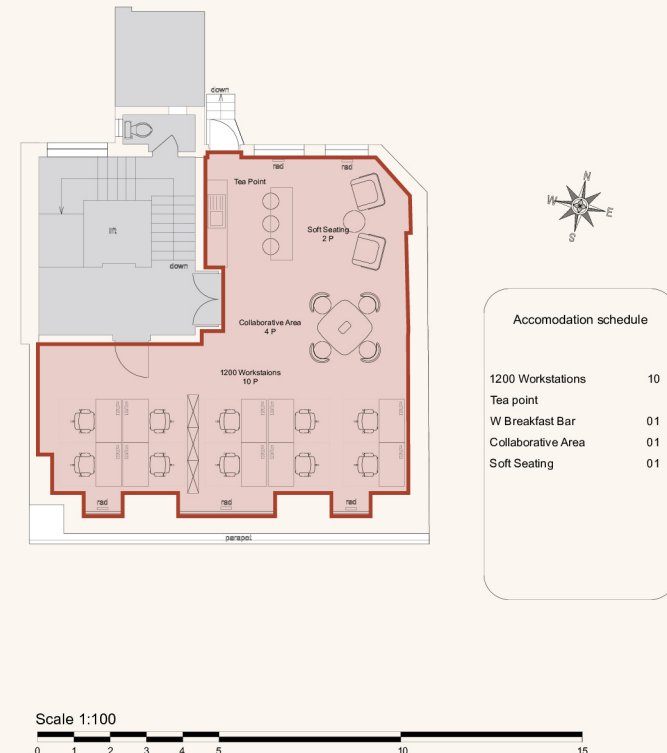
Immediate upon completion of legal formalities

### 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
<b>Total</b>	<b>5,662</b>	<b>526.01</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

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