

**TO LET – 1<sup>st</sup> FLOOR PREMISES**  
**RECENTLY REFURBISHED BRIGHT OPEN PLAN OFFICE**  
**19 MARGARET STREET, LONDON W1W 8RR**



980 SQ. FT. (91.05 SQ. M.) – 1<sup>st</sup> Floor

**LOCATION (GOOGLE MAPS – [LINK](#))**

The building is located on the north side of Margaret Street, between Great Portland Street and Great Titchfield Street. Oxford Circus Underground Station is a short walk away (0.3 miles). The area provides a number of trendy cafés and restaurants that service this vibrant location.



**DESCRIPTION**

The 1<sup>st</sup> Floor has recently been refurbished to a good standard providing bright open plans off suites that benefit from superb natural light front and rear afforded by bay sash windows. The floor has fitted kitchenette, demised WCs, Air Conditioning (not tested), excellent, passenger lift, entry phone system.

**LEASE**

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

**POSSESSION**

Upon completion.

**LEGAL COSTS**

Each party is to be responsible for their own legal costs.

**EPC**

Available upon request.

**FLOOR PLANS**

Available upon request.

**FINANCIALS**

Floor	1 <sup>st</sup> Floor
Size (sq. ft.)	980
Quoting Rent (p.a.) excl.	£56,350
Estimated Rates Payable (p.a.)	£20,008
Service Charge (p.a.)	Upon Application
<b>Estimated Occupancy Cost (p. a.)</b>	<b>£78,930</b>

**AMENITIES**

- Air Conditioning
- New LED Lighting
- Wood Laminate Flooring
- Superb Natural Light
- Entry Phone System
- 24 Hour Access
- Kitchenette
- Demised WC'S
- Perimeter Trunking
- Wall Mounted Radiators

**VIEWINGS:**

Strictly through Robert Irving Burns. For more information please contact:

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In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.