

TO LET**SMART OPEN PLAN OFFICE SUITE**

17-18 Margaret Street, Fitzrovia, London W1W 8RP



4TH FLOOR (WEST) - 660 SQ.FT

LOCATION (GOOGLE MAPS LINK)

Located in the heart of this cosmopolitan fashion and media industry hub on the north side of Margaret Street, between Great Portland and Great Titchfield Street. Excellent transport links with Oxford Circus station within easy walking distance.

rib.co.uk

19 Margaret Street, London W1W 8RR

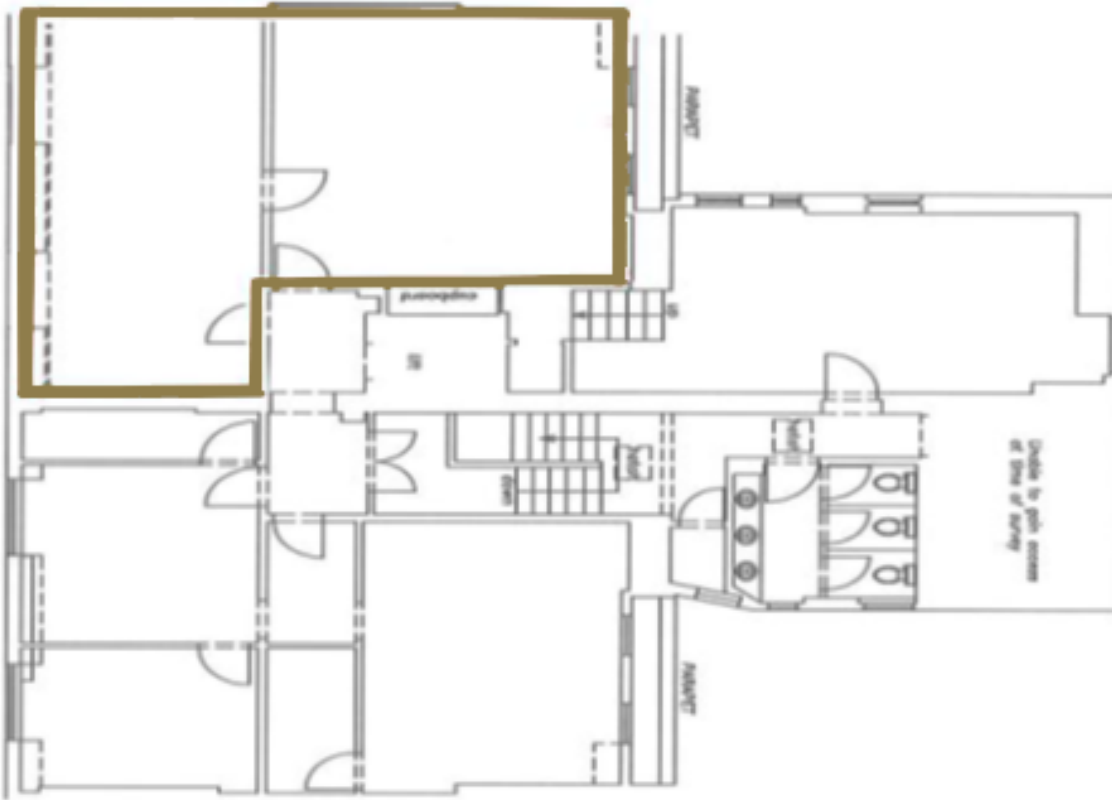
Tel: 020 7637 0821 Email: info@rib.co.uk



FLOOR PLAN

Not to scale.

Fourth floor (West)
660 SQFT / 61 SQM



FINANCIALS

AREA	4TH FLOOR (WEST)
Size (sq.ft.)	660
Quoting Rent (p.a.) excl.	£39,270
Rates Payable (p.a.)	£15,840
Service Charge (p.a.)	Upon Application
Estimated Occupancy Cost (p.a)	£55,110

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.

DESCRIPTION

The unit is separated by two connecting open plan rooms, and benefits from a number of amenities including good natural light, central heating, entry phone system, featured lighting and a contemporary entrance hall.

LEASE

A new Full Repairing & Insuring Lease is available for a term by arrangement, outside the Landlord & Tenant Act 1954.

EPC

EPC Rating - E

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

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

AMENITIES

- Two Connecting Open Plan Rooms
- Storage Cupboard
- Good Natural Light
- Good Ceiling Height
- Contemporary Entrance Hall
- Central Heating Passenger
- Lift 24 Hour Access
- Feature Lighting
- Entry Phone

**VIEWINGS:**

Strictly through Robert Irving Burns.

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