

**TO LET – Lower Ground ,3rd & 5th FLOOR PREMISES
MEDIA STYLE OFFICE SUITES TO LET
15/16 MARGARET STREET, FITZROVIA, W1W 8RW**



2,160 SQ. FT. (200.66 SQ. M.) – Lower Ground Fl.
1,200 SQ. FT. (111.48 SQ. M.) – 3rd Fl.
810 SQ. FT. (75.25 SQ. M.) – 5th Fl.
4,170 SQ. FT. (378.41 SQ. M.) – Total

LOCATION (GOOGLE MAPS [LINK](#))

The building is located on the North side of Margaret Street, between Great Titchfield Street and Great Portland Street. In addition to the numerous restaurants and shopping facilities that the area has to offer, communications are excellent with Oxford Circus underground station being close by.



Lower Ground Floor

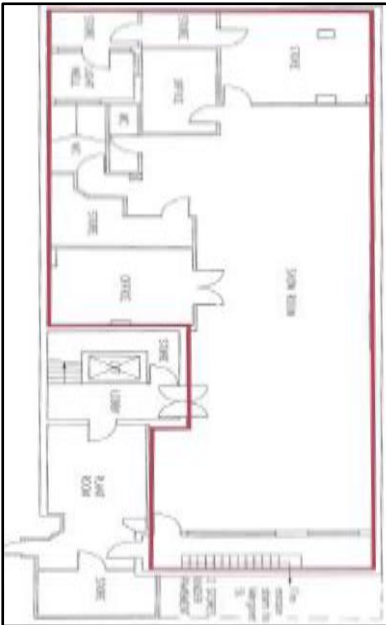


3rd Floor

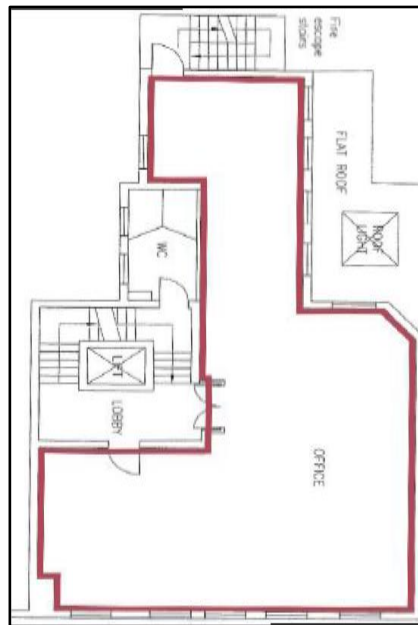


5th Floor

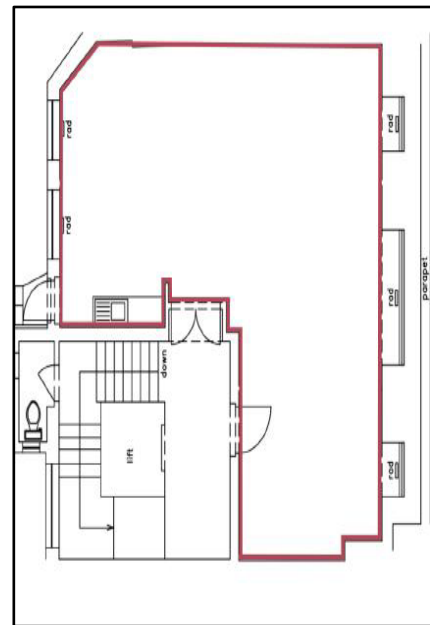
Lower Ground Floor Floorplan



3rd Floor Floorplan



5th Floor Floorplan



DESCRIPTION

The building consists of excellent amenities including 24 Hour security and access, central heating, passenger lift and a generous amount of natural light on the 3rd and 5th floor. The premises has welcoming common areas which complement client facing businesses and illustrate appropriate functionality for day to day activities.

LEASE

A 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.

FINANCIALS

Floor	Lower Ground	3 rd Floor	5 th Floor	Total
Size (sq. ft.)	2,160	1,200	810	4,170
Quoting Rent (p.a.) excl.	£75,600	£69,000	£46,575	£191,175
Estimated Rates Payable (p.a.)	£24,950	£24,451	£16,592	£65,993
Service Charge (p.a.)	Upon Application	Upon Application	Upon Application	Upon Application
Estimated Occupancy Cost (p. a.)	£100,550	£93,451	£63,167	£257,168

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.

VIEWINGS:

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

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AMENITIES

Lower Ground Floor:

- Mix of Open Plan & Partitioned Offices / Showrooms
- Excellent Ceiling Height
- Entry Phone
- Own Kitchenette
- Storage Cupboards
- Attractive Entrance Hall
- Passenger Lift
- 24 Hour Access
- Perimeter Trunking
- Feature Lighting
- Own WC's

3rd Floor:

- Open Plan
- Own Kitchenette
- Good Ceiling Height
- Entry Phone
- Excellent Natural Light
- Storage Cupboards
- Attractive Entrance Hall
- Passenger Lift
- 24 Hour Access
- Perimeter Trunking
- Feature Lighting
- Wood Flooring

5th Floor:

- Open Plan
- Excellent Natural Light
- Excellent Ceiling Height
- Entry Phone
- Own Kitchenette
- Central Heating
- Passenger Lift
- 24 Hour Access
- Perimeter Trunking
- Air-Conditioning (Not Tested)