

TO LET

BRIGHT OPEN PLAN OFFICE SUITES

51-53 MARGARET STREET, LONDON W1W 8SQ



2nd Floor (West)

FROM 450 SQFT TO 1,550 SQFT.

LOCATION (GOOGLE MAPS LINK)

Located on the south side of Margaret Street between Regent Street and Great Portland Street. The property is within minutes of Oxford Circus Underground Station and the numerous eateries and coffee shops that service this vibrant location.

rib.co.uk

19 Margaret Street, London W1W 8RR

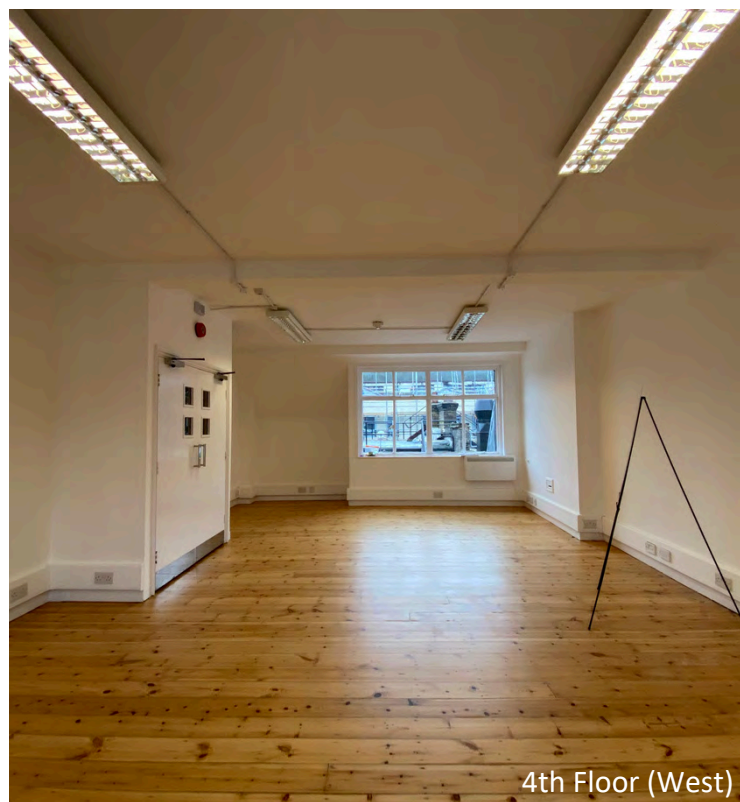
Tel: 020 7637 0821 Email: info@rib.co.uk



2nd Floor (West)



3rd Floor (East)

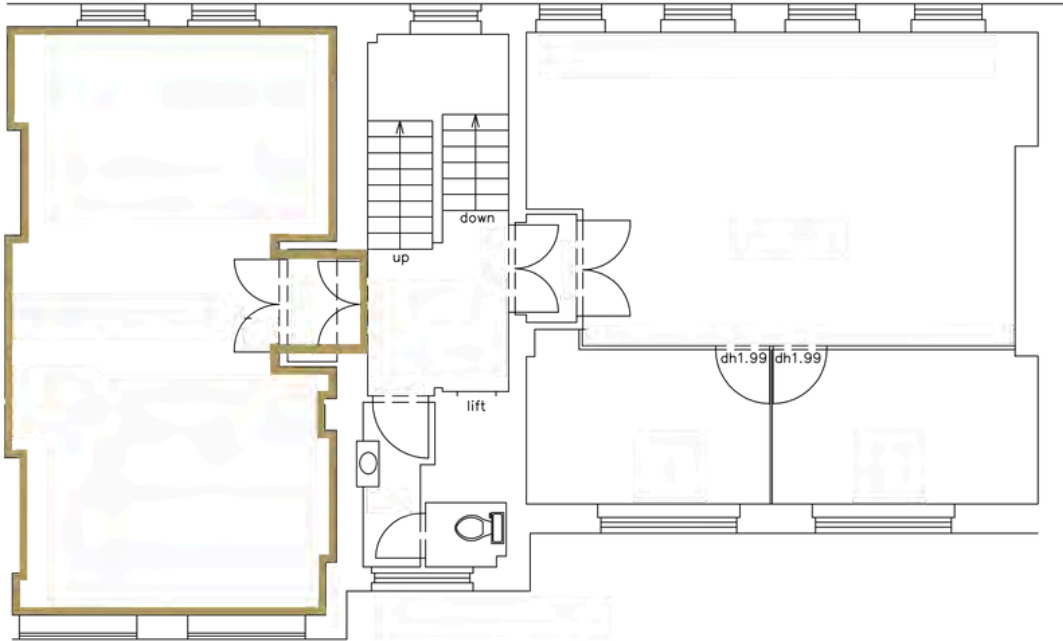


4th Floor (West)

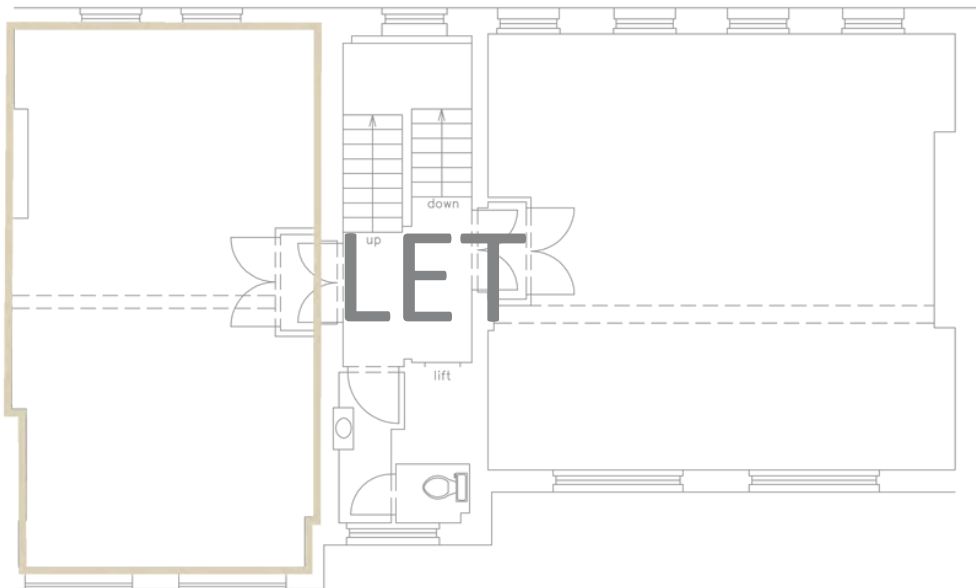
FLOOR PLANS

Not to scale.

Second Floor (West)
500 SQFT / 46 SQM



Third Floor (West)
510 SQFT / 47 SQM



DESCRIPTION

All floors in the building benefit from an open plan space, excellent natural light, perimeter trunking throughout, strip lighting, wall mounted radiators, passenger lift, 24 hour access, entry phone system and communal WC's.

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.

RENT

On application.

FINANCIALS

Area	2nd (West)	3rd (East)	4th (West)	Total
Size (sq.ft.)	500	600	450	1,550
Quoting Rent (p.a.) excl.	£29,250	£35,100	£26,325	£90,675
Rates Payable (p.a.)	£12,101	£15,095	£11,228	£28,324
Service Charge (p.a.)	Upon Application			
Estimated Occupancy Cost (p.a)	£41,351	£50,195	£37,553	£28,099

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.

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AMENITIES

- Open Plan
- Good Ceiling Height (2nd Floor West, 4th Floor West)
- Good Natural Light (2nd Floor West, 4th Floor West)
- Perimeter Trunking (2nd Floor West, 4th Floor West)
- Sash Windows (2nd Floor West)
- Own Kitchenette (3rd Floor East)
- Excellent Floor to Ceiling Height (3rd Floor East)
- Entry Phone (2nd Floor West, 4th Floor West)
- Wood Flooring (3rd Floor East)
- Refurbished Communal Areas (4th Floor West)
- LG 7 Lighting (4th Floor West)
- CAT 5 Cabling (4th Floor West)
- Original Wood Flooring (4th Floor West)
- Refurbished WC's (4th Floor West)
- 24 Hour Access