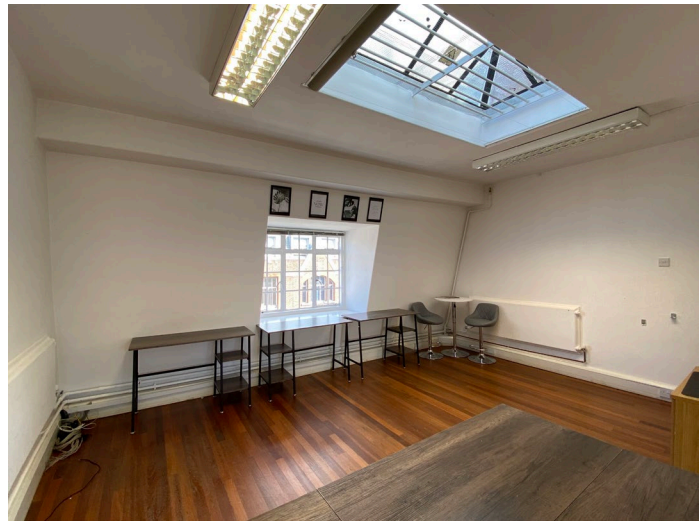


TO LET
BRIGHT SKYLIGHT FEATURE OFFICE
65 Margaret Street, London, W1W 8SP



5th Floor – 350 SQ. FT. (32.52 SQ. M.)

LOCATION (GOOGLE MAPS [LINK](#))

Situated on the South side of Margaret Street, between Great Titchfield Street and Great Portland Street within the heart of this diverse media and fashion district of the West End. Nearby Oxford Circus underground station and Market Place with its variety of trendy cafés and restaurants.

DESCRIPTION

Situated on the the 5th floor, this space features an inviting open-plan layout which is illuminated by abundance of natural light. This is afforded by unique skylights. The space further benefits from engineered timber flooring and perimeter trunking. There is strip lighting, wall mounted radiator on central boiler system, communal WC's and passenger lift.

LEASE

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

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

Area	Fitzrovia
Size (sq. ft.)	350
Quoting Rent (p.a.) excl.	£20,475
Estimated Rates Payable (p.a.)	£7,735
Service Charge (p.a.)	Upon Application
Estimated Occupancy Cost (p. a.)	£28,210

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.

AMENITIES

- Open Plan
- Excellent Natural Light
- Skylights
- Wood Flooring
- Perimeter Trunking
- Central Heating
- Entryphone
- Communal WC's
- Passenger Lift
- 24 Hour Access



VIEWINGS:

Strictly through Robert Irving Burns.

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