

TO LET**OPEN PLAN OFFICE SUITES**

47-50 Margaret Street, Marylebone, London W1W 8SF

**1st & 4th Floor West – from 355 SQ. FT. to 735 SQ.FT.****LOCATION (GOOGLE MAPS [LINK](#))**

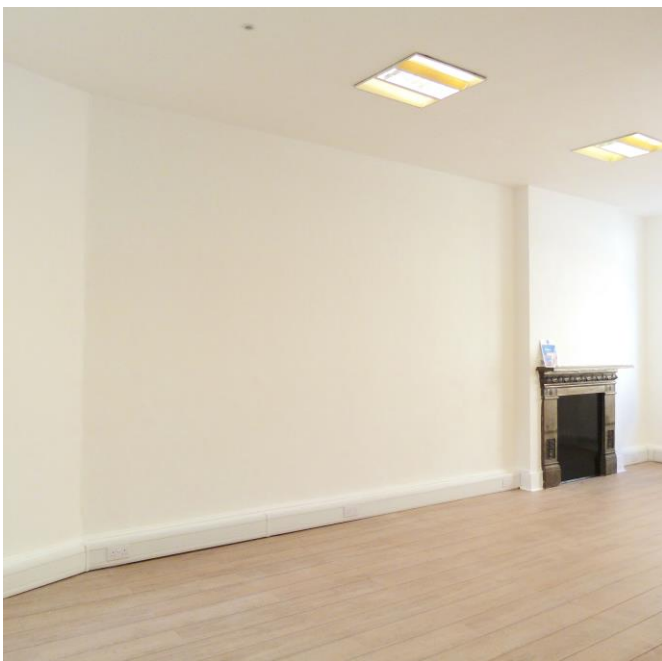
The building is located on the south side of Margaret Street between Regent Street and Great Portland Street. Transport Links are excellent with Oxford Circus Underground Station close by. This vibrant area also offers numerous restaurant and shopping facilities.

rib.co.uk

19 Margaret Street, London W1W 8RR

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

1ST FLOOR WEST



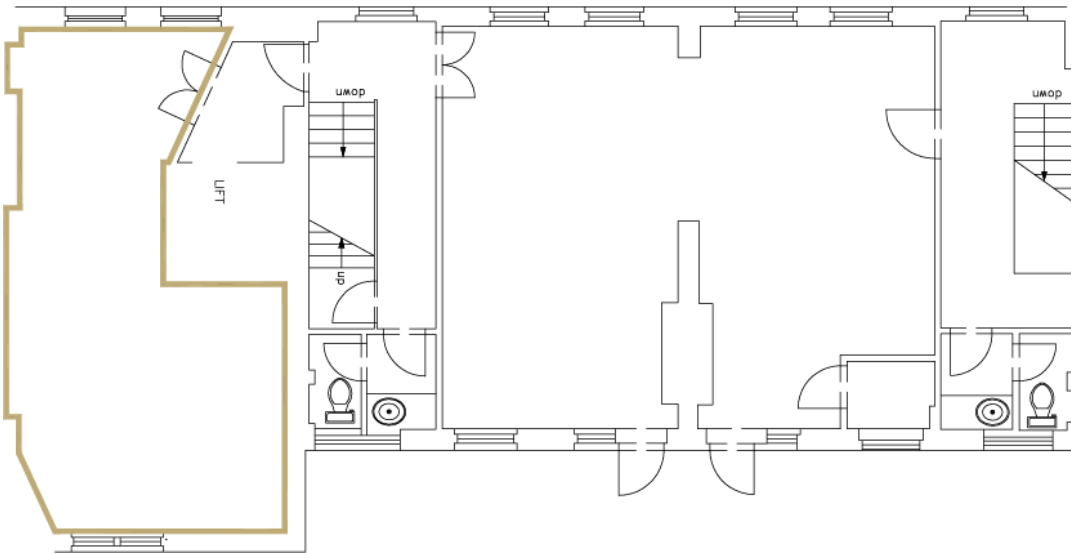
4TH FLOOR WEST



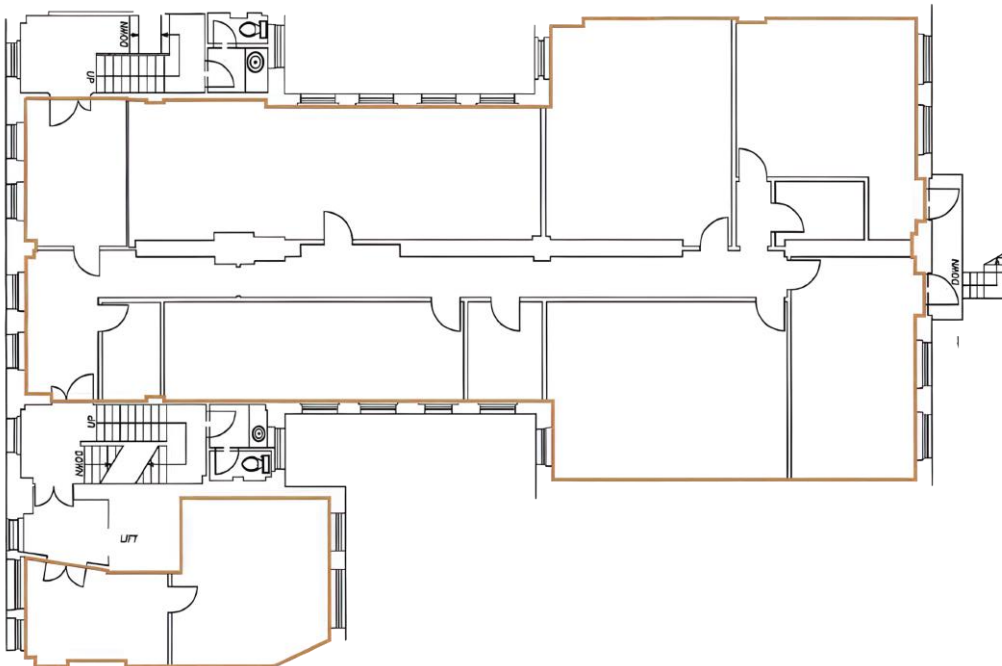
FLOOR PLANS

Not to scale.

First Floor West
380 SQFT/ 35 SQM



Fourth Floor West
380 SQFT/ 35 SQM



DESCRIPTION

This 1st floor office space benefits from timber laminate flooring, perimeter trunking, period features, central heating, 24 hour access, LG7 Lighting and a passenger lift. Perfect for a variety of occupiers and businesses wanting to enter prime Fitzrovia. The 4th floor also benefits from the same fit out and finish as the 1st floor. With the fireplace feature and sash windows creating a smart period feel for the tenants.

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

Scaled plans are available upon a request.

FINANCIALS

Area	1 st Floor West	4 th Floor West	Total
Size (sq. ft.)	355	380	735
Quoting Rent (p.a.) excl.	£22,230	£20,768	£42,998
Estimated Rates Payable (p.a.)	£8,857	£8,358	£17,215
Service Charge (p.a.)	Upon Application	Upon Application	Upon Application
Estimated Occupancy Cost (p.a.)	£30,588	£29,625	£60,213

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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