

**TO LET****TRENDY OFFICE****20 Margaret Street, Fitzrovia, London W1W 8RS**

5th Floor



1st Floor

FROM 750 SQFT TO 850 SQFT.

**LOCATION (GOOGLE MAPS LINK)**

Located in the heart of this cosmopolitan fashion and media location on the north side of Margaret Street, between Great Portland Street and Great Titchfield Street. Transport facilities are excellent with Oxford Circus underground station within easy walking distance.

**rib.co.uk**

19 Margaret Street, London W1W 8RR

Tel: 020 7637 0821 Email: [info@rib.co.uk](mailto:info@rib.co.uk)





1st Floor



4th Floor

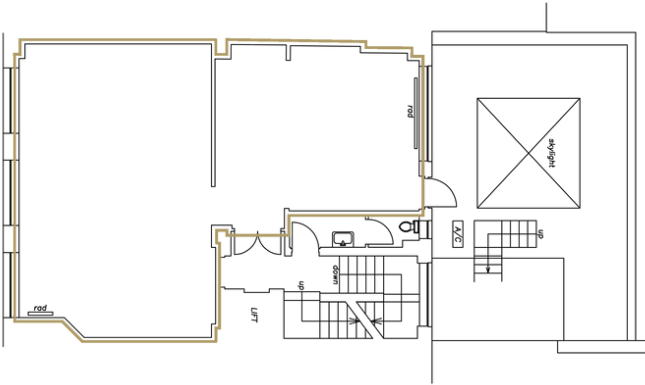


5th Floor

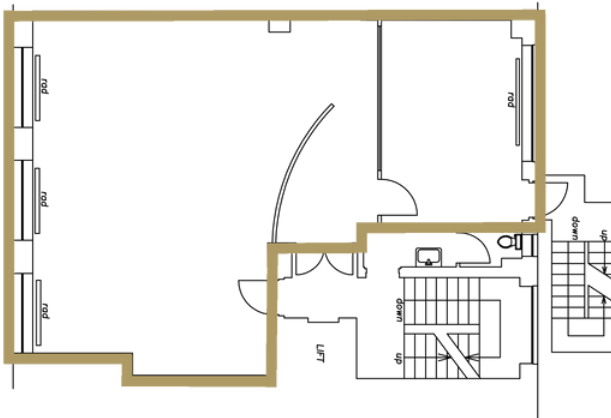
**FLOOR PLANS**

Not to scale.

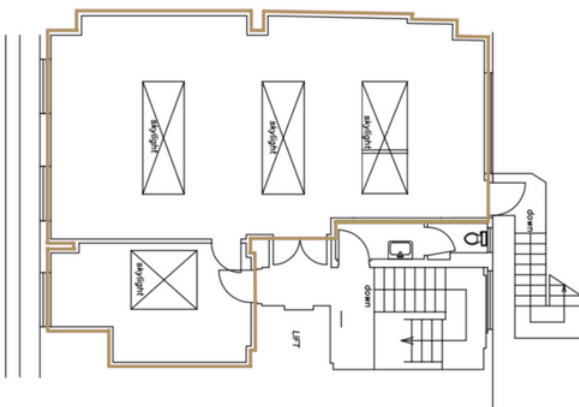
First Floor  
810 SQFT / 75 SQM



Fourth Floor  
800 SQFT / 74 SQM



Fifth Floor  
750 SQFT / 70 SQM



**DESCRIPTION**

Each unit contains an abundance of natural light along with a private office / meeting room to be utilised and wooden flooring throughout, along with central heating, 24 Hour access and storage cupboards .The building itself contains a passenger lift up to each individual floor with a telecom system for entry.

**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**

- Open Plan with [Separate Meeting Room] (Fifth Floor) [1 Meeting Room] (Fourth Floor)
- x2 Tenant Entrances (Fifth Floor)
- x4 Feature Skylights (Fifth Floor)
- Excellent Natural Light
- Wood Flooring
- Communal WC
- Passenger Lift
- Entry Phone
- Good Floor to Ceiling Height (First Floor)
- Featured Spotlights (First Floor)
- Refurbished Common Parts (First Floor)
- Feature Lighting (Fourth Floor)
- Storage Cupboards (Fourth Floor)
- Perimeter Trunking (Fourth Floor)
- Central Heating (Fourth Floor)

**FINANCIALS**

Area	1st Floor	4th Floor	5th Floor	Total
Size(sq.ft.)	810	800	750	2,360
Quoting Rent (p.a.) excl.	£46,575	£46,000	£43,500	£136,075
Estimated Rates Payable (p.a.)	£17,091	£17,590	£16,467	£51,148
Service Charge (p.a.)	Upon Application	Upon Application	Upon Application	Upon Application
Estimated Occupancy Cost (p.a)	£63,666	£63,590	£59,967	£187,223

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.

**Ben Kushner**

Tel: 020 7927 0637

Email: [ben.k@rib.co.uk](mailto:ben.k@rib.co.uk)

**Thomas D'arcy**

Tel: 020 7927 0648

Email: [thomas@rib.co.uk](mailto:thomas@rib.co.uk)

**Michael Georgiou**

Tel: 020 7927 0734

Email: [michael.g@rib.co.uk](mailto:michael.g@rib.co.uk)