

TO LET

SKYLIGHT FEATURE OFFICE

65 Margaret Street, London, W1W 8SP



5th Floor – 350 SQ. FT. (32.52 SQ. M.)
1st & 3rd Floors are also available!

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

This bright fifth floor office benefits from excellent natural light, open plan space, central heating, strip lighting, passenger lift, communal WCs, 24 hour access, excellent transport links, original wood flooring, perimeter trunking, two sky lights and entry phone system.

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.

FINANCIALS

Area	Fitzrovia
Size (sq. ft.)	350
Quoting Rent (p.a.) excl.	£ 20,475
Estimated Rates Payable (p.a.)	£ 7,242
Service Charge (p.a.)	£ 7,856
Estimated Occupancy Cost (p. a.)	£ 35,135

A service charge cap can be agreed by way of a separate negotiation.

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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THE LANGHAM ESTATE