

The Langham Estate



57 Margaret Street,
London, W1W 8SL

HIGHLIGHT HOUSE
6,020 SQ FT | 559.28 SQ M
OFFICE TO LET



Langhamestate.com

020 7580 5656

57 Margaret Street - Highlight House

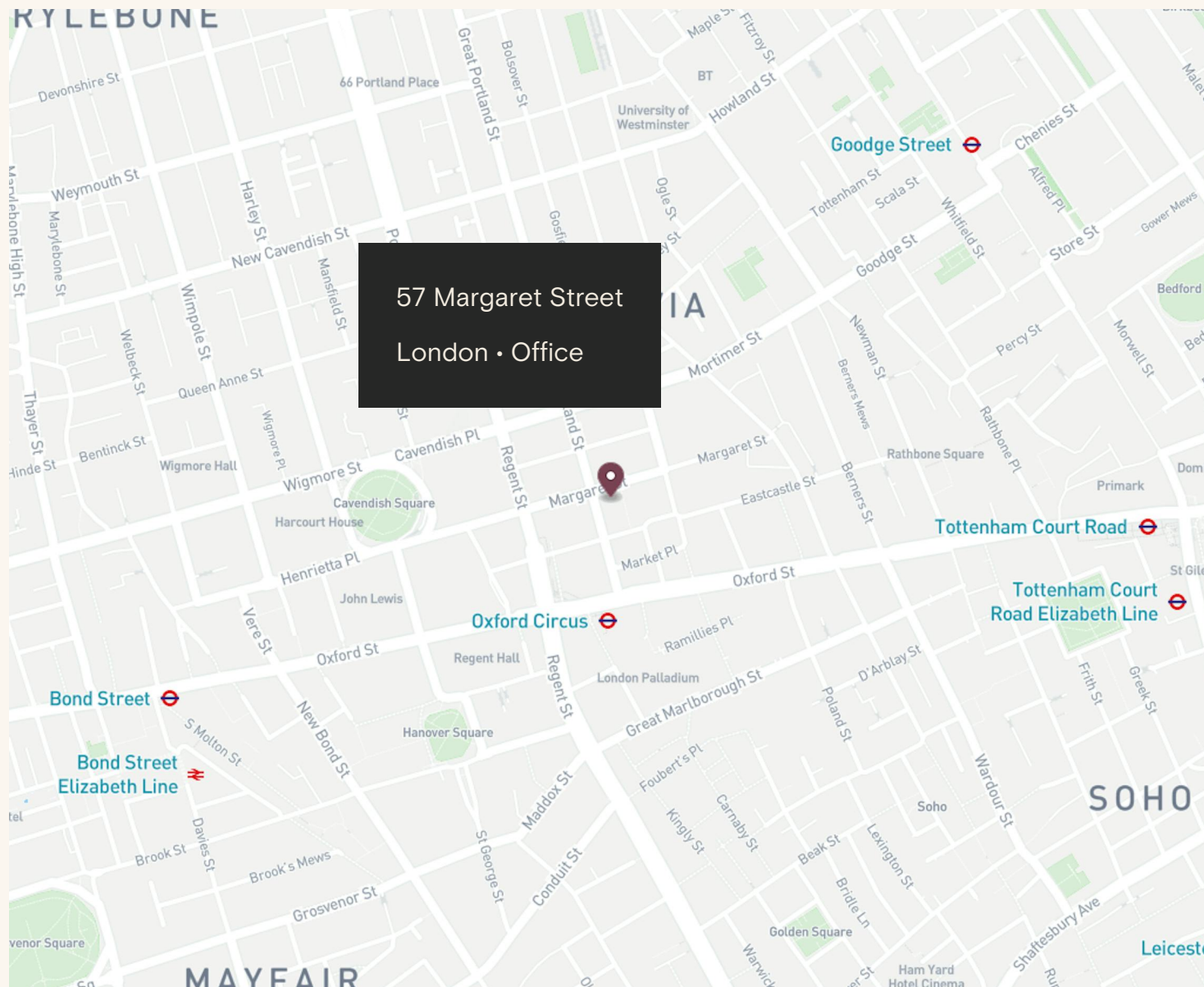


Location

Highlight House, 57 Margaret Street is situated on the South side of Margaret Street, close to its junction with Great Titchfield Street, in the heart of Fitzrovia. The property is moments away from Oxford Circus, providing easy access to the world-renowned retail destinations of Oxford Street and Regent Street, and within walking distance of Regent's Park. The area benefits from excellent transport connections, with 8 Underground lines across 8 nearby stations, as well as the Elizabeth Line offering fast connections across London and beyond.

Connectivity

Oxford Circus	2 mins walk
Goodge Street	7 mins walk
Tottenham Court Road	8 mins walk
Bond Street	8 mins walk



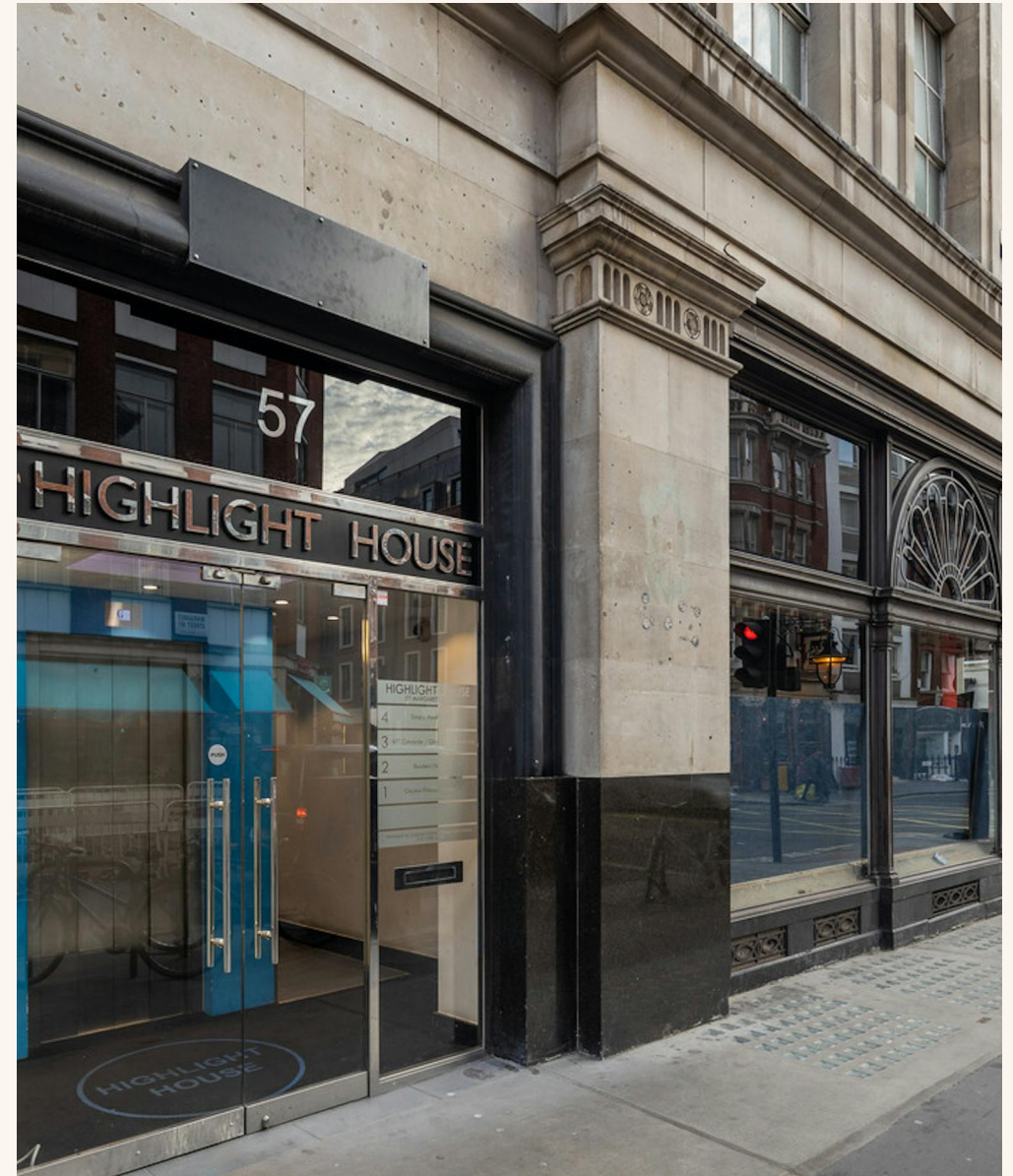
57 Margaret Street - Highlight House



Office spaces now available
to let with 6,020 sq ft
across multiple floors



57 Margaret Street - Highlight House



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Features

- 24 Hour Access
- Good Natural Light
- Excellent Transport Links
- Passenger Lift

Details

Floor Area

6,020 SQ FT / 559.28 SQ M

Rent

£55 per sq ft

Lease Terms

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

Possession

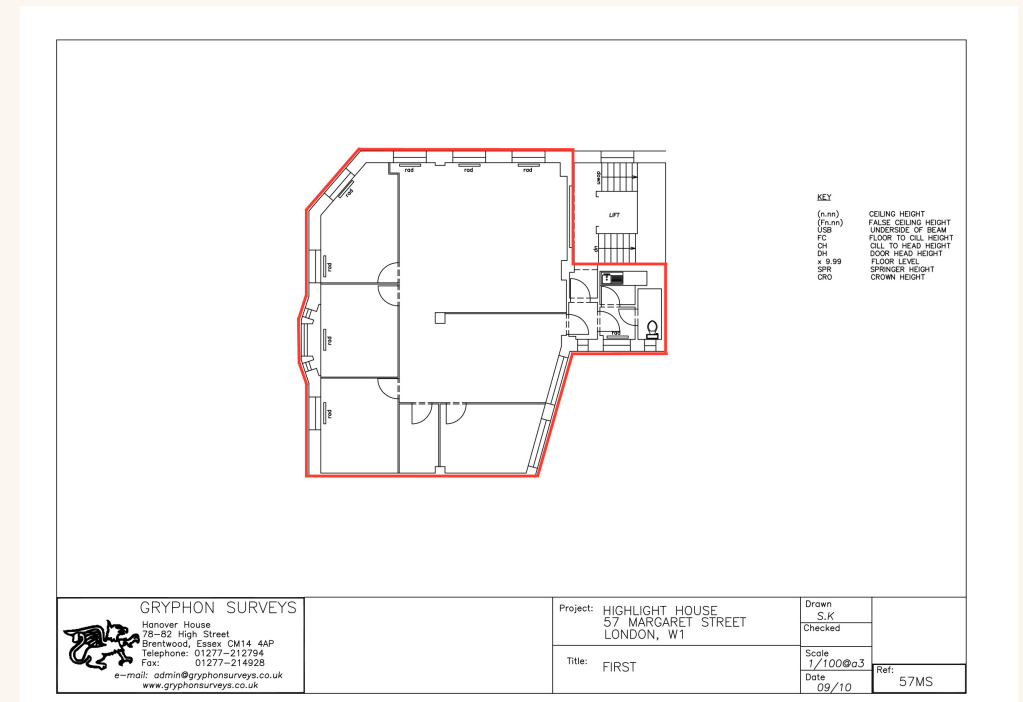
Immediate upon completion of legal formalities

Legal Costs

Each party to be responsible for their own legal costs

VAT

Pricing exclusive of V.A.T





Name	sq ft	sq m	Availability
1st	1,493	138.70	Available
2nd	1,503	139.63	Available
3rd	1,519	141.12	Available
4th	1,505	139.82	Available
Total	6,020	559.27	

Schedule of Areas



FQ

Discover Fitzrovia *Quarter*



FITZROVIA QUARTER

Explore our neighbourhood

The Langham Estate

langhamestate.com

For further information call

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