

RIB

ROBERT IRVING BURNS



-LONDON W1-

15-16 Margaret Street

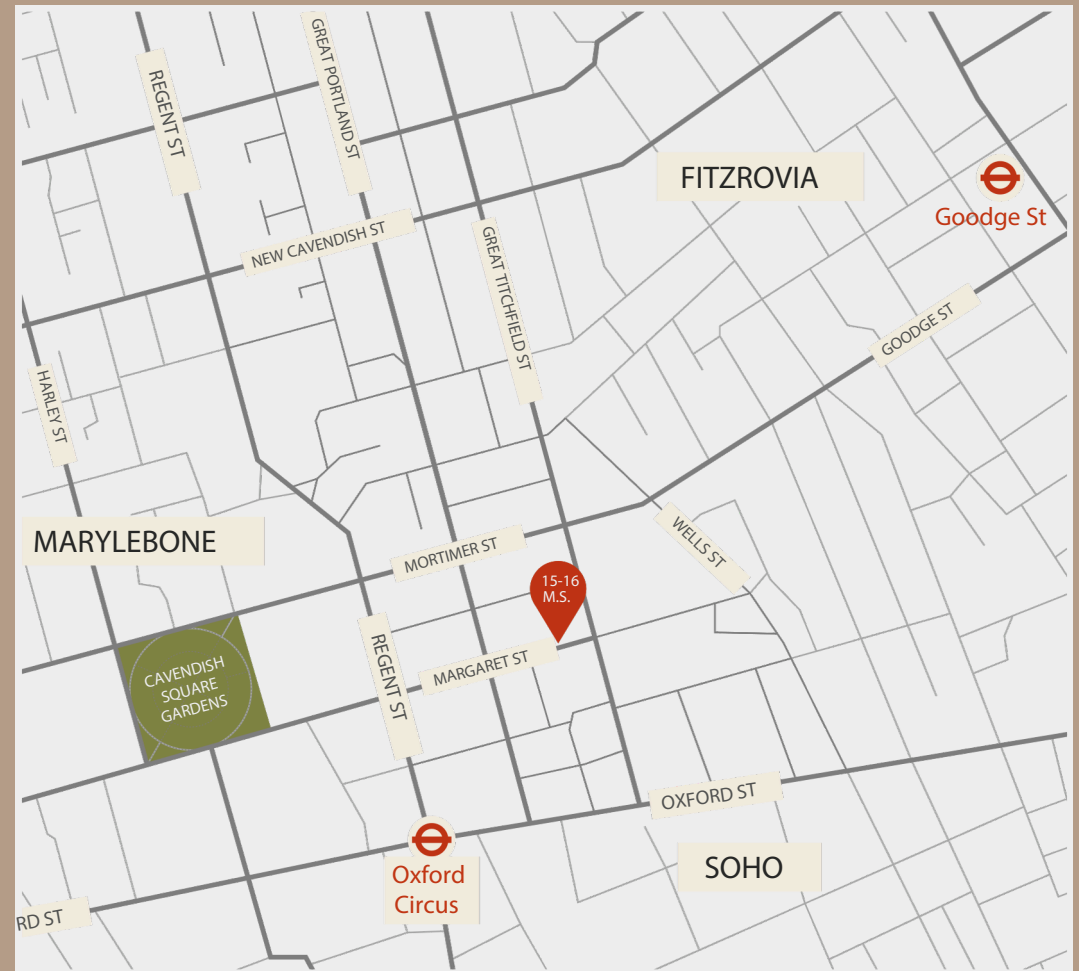
15-16 Margaret Street - 4th Floor

Location

The area combines historic charm with a vibrant presence of creative, media, and design-led businesses, showcasing Fitzrovia's continued evolution as one of London's most sought-after and dynamic neighbourhoods.

The property occupies a prime position between Great Titchfield Street and Great Portland Street, in the heart of Fitzrovia. It is just moments from the world-renowned retail destinations of Oxford Street and Regent Street, and within easy walking distance of Regent's Park.

This location also benefits from excellent transport links, including 8 underground tube lines across 8 stations, as well as access to the Elizabeth Line.



CONNECTIVITY

Oxford Circus	2 mins walk
Goodge Street	7 mins walk
Tottenham Court Road	8 mins walk
Bond Street	9 mins walk

15-16 Margaret Street - 4th Floor



Newly refurbished 766 sq ft office unit with its own kitchenette

15-16 Margaret Street - 4th Floor

Amenities

24 Hour Access

Good Natural Light

Passenger Lift

Newly Refurbished

Wood Flooring

One Meeting Room

Own Kitchenette

Mainly Open Plan

LED Lighting

Prime Location

Perimeter Trunking



DESCRIPTION

Located on the forth floor of this appealing building in Fitzrovia, the office has been refurbished to a high standard. It features new engineered timber flooring, abundant natural light from dual aspects, generous ceiling height, new air conditioning (Not tested), newly installed kitchenette, perimeter trunking and client facing common parts.

Access is available via both stairs and a passenger lift. The internal lighting has also been upgraded with new LED fittings.

The space can be delivered fully furnished subject separate negotiation. Please speak to a member of the team for further details.

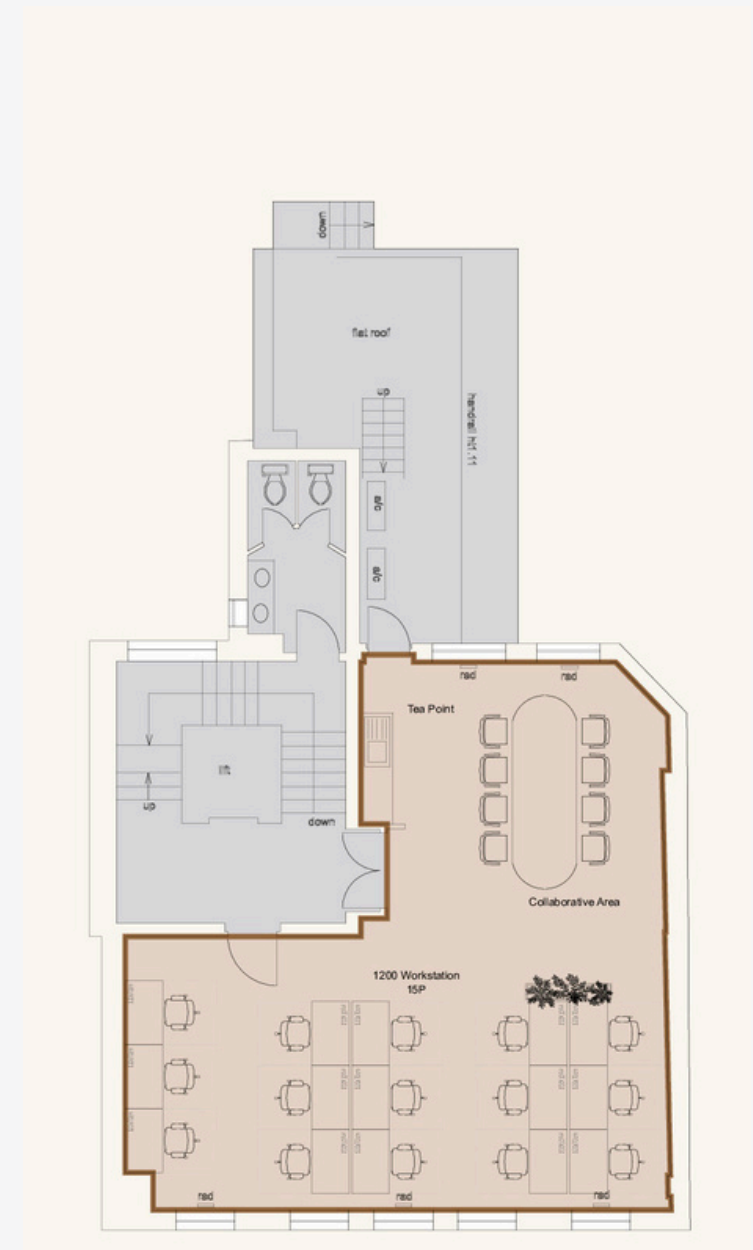
DETAILS

Floor Area
766 SQ FT / 71.16 SQ M

Rent
£68 per sq ft

Lease Terms

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



LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

FLOOR PLANS

Scaled floor plans available on request.

VAT

The building is registered for VAT

EPC

Available upon request.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. February 2025



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