

The Langham Estate



15-16 Margaret
Street, London,
W1W 8RW

3RD FLOOR
1,129 SQ FT | 104.89 SQ M
OFFICE TO LET



[Langhamestate.com](https://www.langhamestate.com)

020 7580 5656

15-16 Margaret Street - 3rd Floor



Location

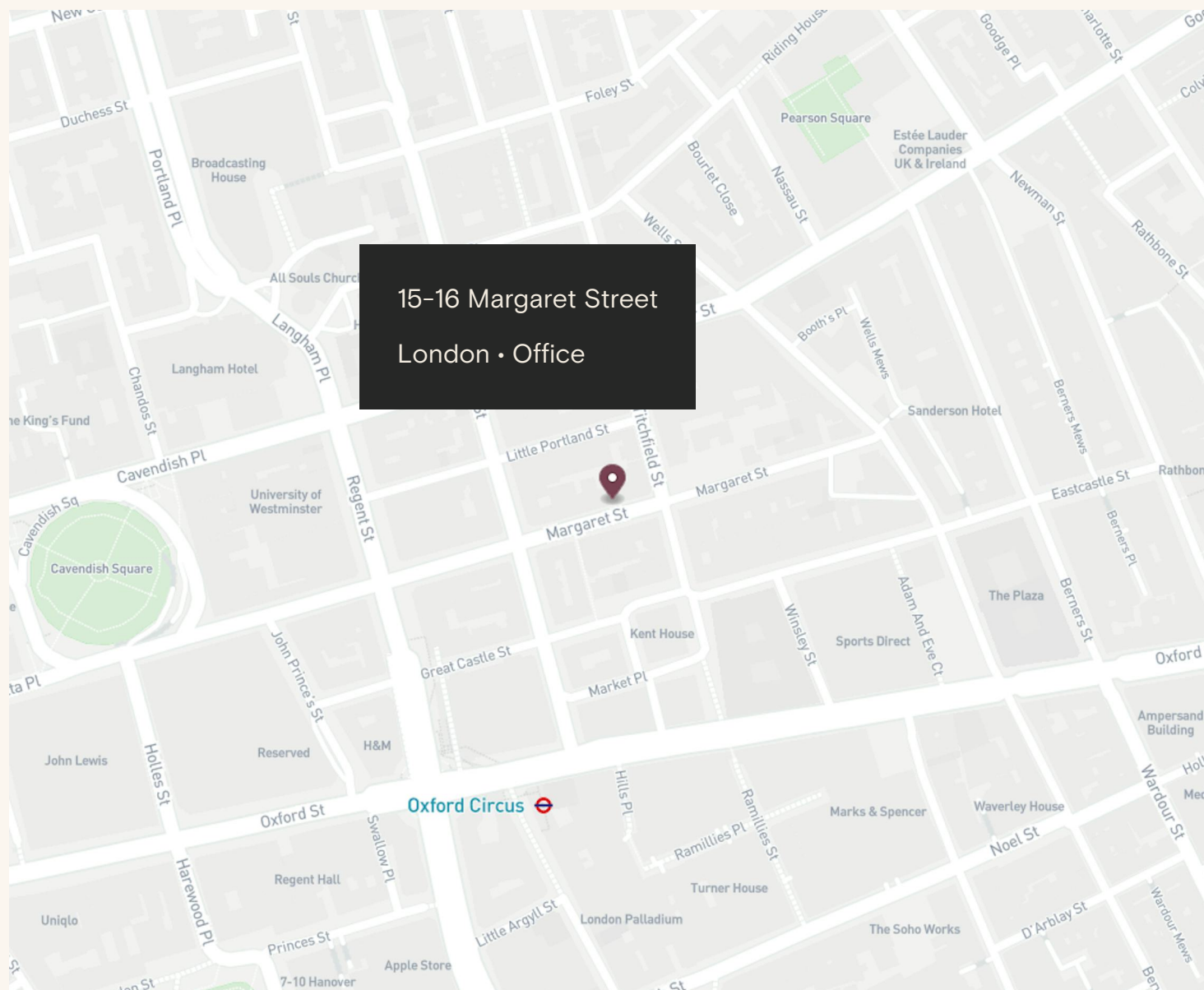
The area blends its historic charm with a thriving presence of creative, media, and design-led businesses, reflecting Fitzrovia's continued evolution as one of the capital's most dynamic and sought-after neighbourhoods.

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

The area has excellent transport links including 8 underground tube lines spread across 8 stations, as well as 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



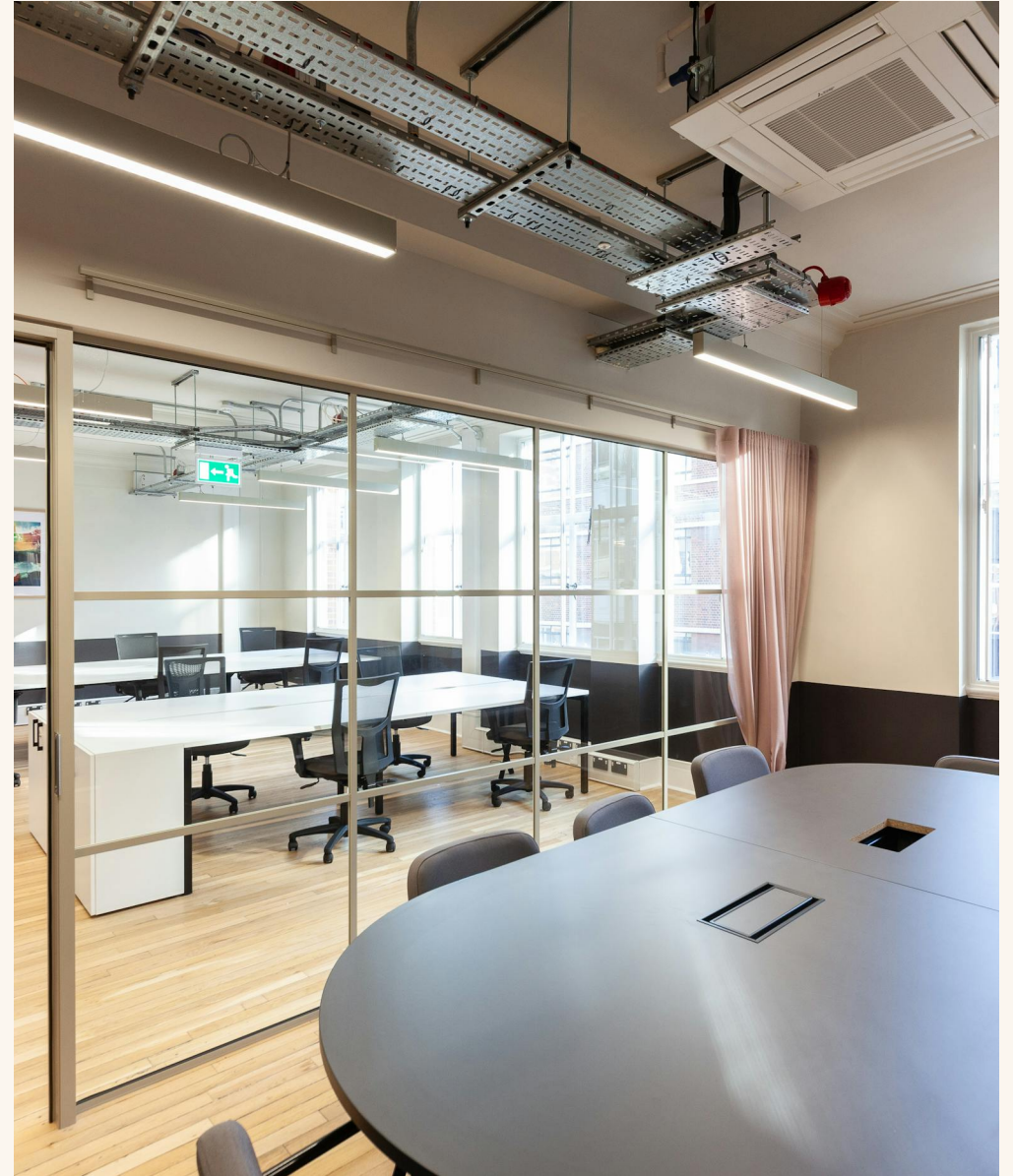
15-16 Margaret Street - 3rd Floor

1,129 sq ft newly
refurbished office space
with its own kitchenette
and one meeting room









15-16 Margaret Street - 3rd Floor



Features

- 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

Details

Floor Area

1,129 SQ FT / 104.89 SQ M

Rent

£72 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

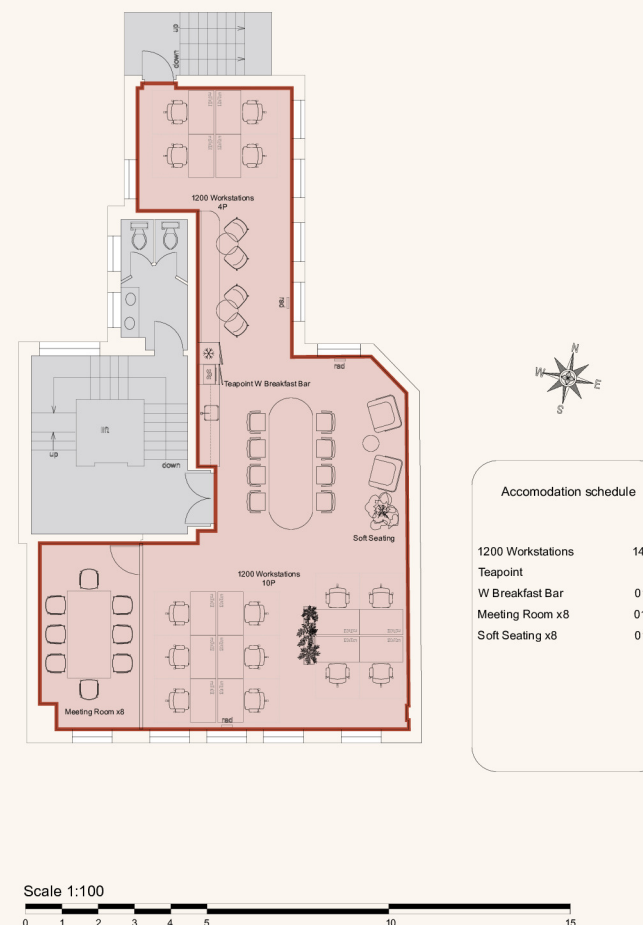
Immediate upon completion of legal formalities

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	1,606	149.20	Available
2nd	1,296	120.40	Let
3rd	1,129	104.89	Available
4th	856	79.53	Available
5th	766	71.16	Available
Total	5,653	525.18	

Schedule of Areas





Sustainability



We aim to reach NET ZERO emissions by 2040 from our operations



100% Landlord
Renewable Electricity



Zero waste to landfill
in the building



Waste management initiative



We are Signatories of WCC
Sustainable City Charter



LED Lighting



EPC Rating

FQ

Discover Fitzrovia *Quarter*



FITZROVIA QUARTER

Explore our neighbourhood

The Langham Estate

langhamestate.com

For further information call

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