

RIB

ROBERT IRVING BURNS



-LONDON W1-

17-18 Margaret Street

Description

Reconstructed in the early 20th century, 17-18 Margaret Street is a distinctive red-brick office building that embodies the historic character and architectural charm of Fitzrovia.

Once a hub of London's thriving rag trade, the street has evolved into a vibrant destination for creative and media businesses, fostering a dynamic working environment where heritage meets a modern professional community.

The location is exceptionally well connected, with access to eight Underground lines across eight nearby stations, in addition to the Elizabeth Line, ensuring convenient travel across London.



**LIGHT-FILLED OPEN PLAN WORKSPACE WITH
CONNECTING LAYOUT AND KITCHENETTE**

4TH FLOOR WEST
937 SQ.FT.

Location

Food & Drinks

- 1947 London
- Arros QD
- Burger & Lobster
- Costa
- Dal Fiorentino
- Drunch
- Faros Restaurant
- Honest Burgers
- Ka eine
- Pahli Hill & Bandra Bhai
- Rhum Tavern
- The Cocktail Club
- The Oxford Market
- The Salad Project
- The Social
- Vapiano
- Wahaca
- Yalla Yalla

Wellness

- Cavendish Clinic
- CliniCity
- F45
- FS8
- LAPO Skincare
- Nicola Clarke
- PerformancePro Fitness
- Pied de Poule
- Psyche
- REVIV
- RowBots Fitzrovia
- Solo60
- Sun Kyeong London
- the a.b.c. smile
- The Beauty Club London
- Wumman Spa

Culture & Lifestyle

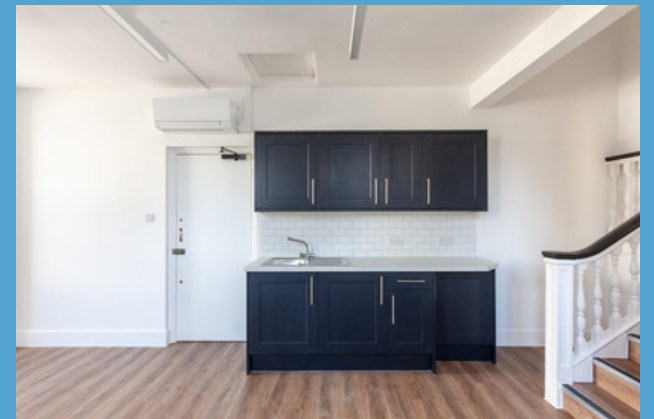
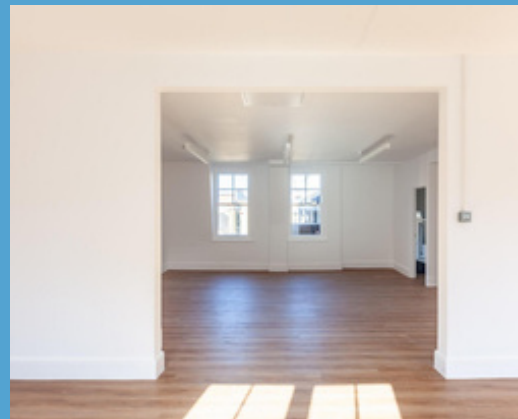
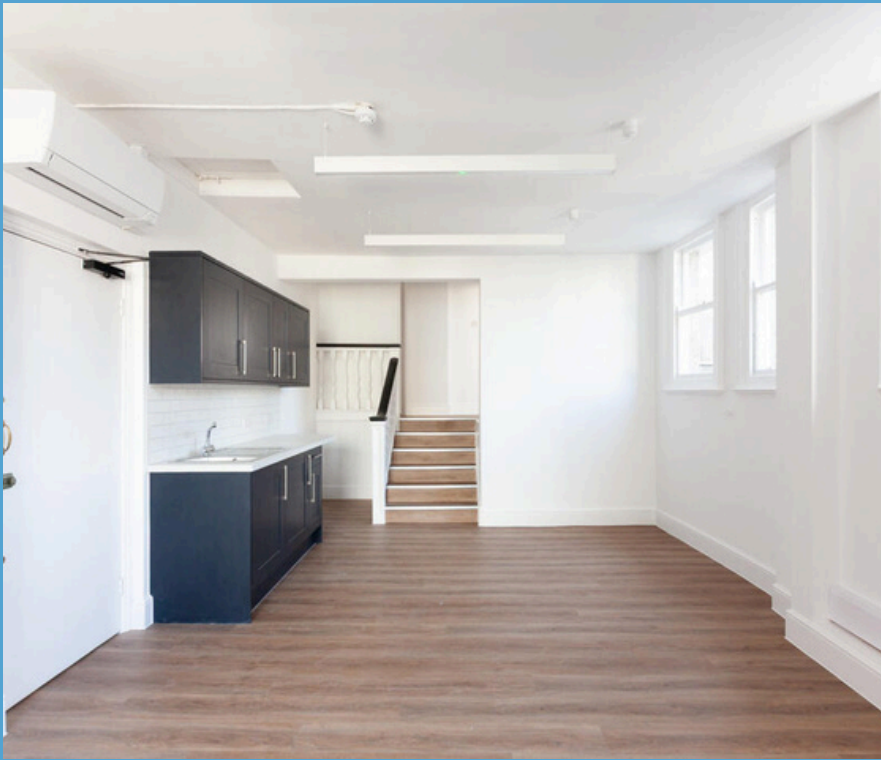
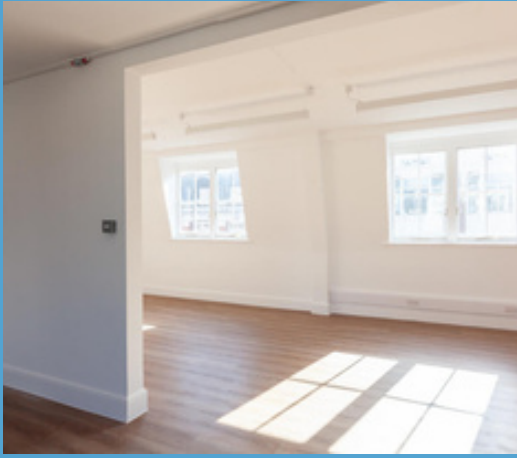
- Ab-Anbar Gallery
- Cookery School
- Gillian Jason Gallery
- Gilmoora House
- Hope 93
- Pi Artworks
- Sanderson London
- The Cartoon Museum
- The London EDITION
- The Mandrake
- The Newman Hotel
- Yield Gallery

Shopping

- Arlettie
- Baltic Watches
- David Wej Lagos
- Dr Martens
- Dune
- Folk
- Hawes & Curtis Ltd.
- Hollland & Barrett
- KEF Music Gallery
- Margaret Howell
- Minotti
- Natalino
- Office
- Reiss
- Sports Direct
- The Gibson Garage
- Timberland
- Time+Tide Watches



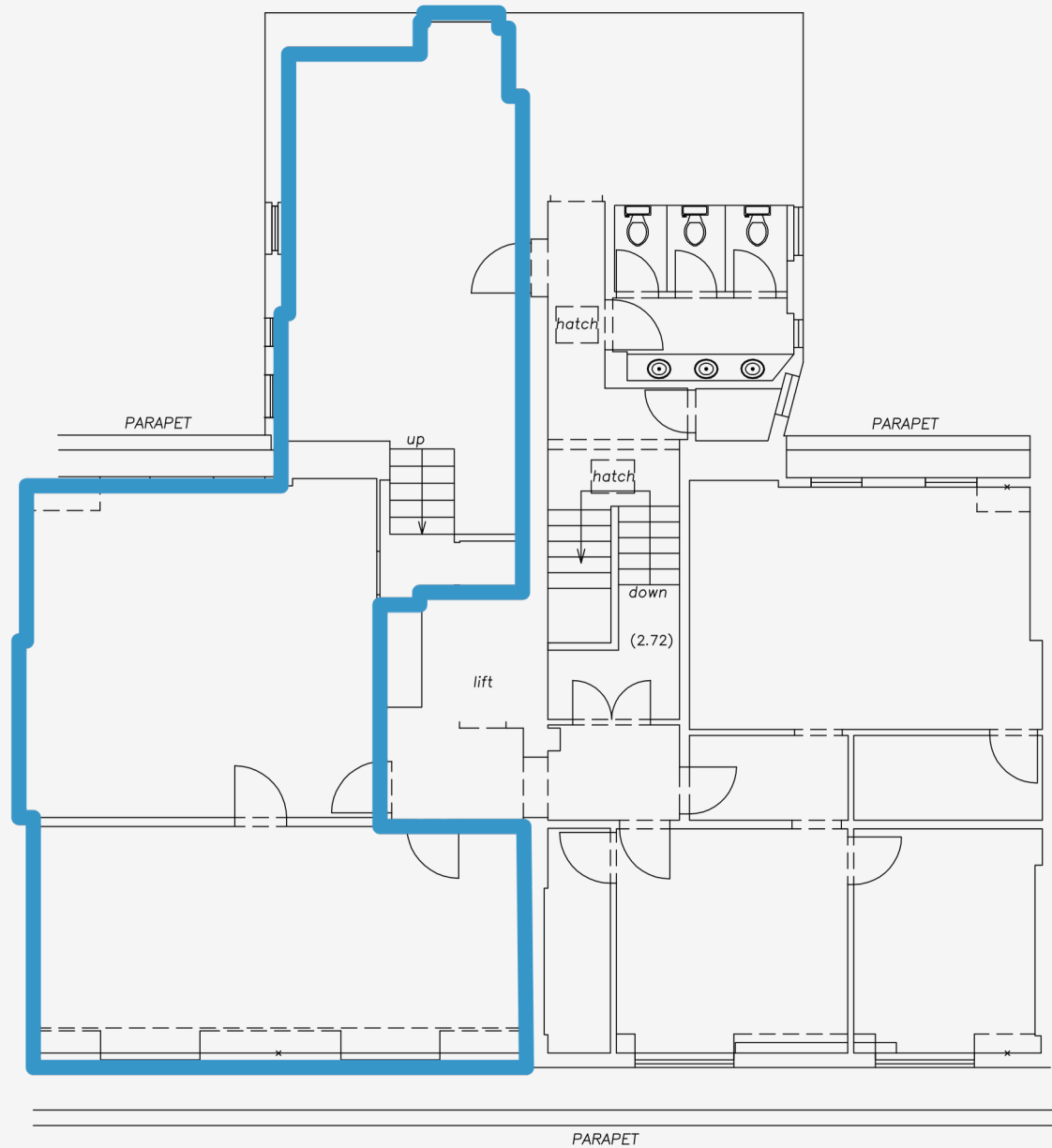




Office 937 sq.ft 87.05 sq.m.

FEATURES

- Two Connecting Open Plan Rooms
- Storage Cupboard
- Good Natural Light
- Good Ceiling Height
- Contemporary Entrance Hall
- Central Heating
- Passenger Lift
- 24 Hour Access
- LED Lighting
- Entry Phone
- Laminate Wood Effect Flooring



Financials

FLOOR	SIZE (SQ. FT.)	QUOTING RENT (P.A.) EXCL.	ESTIMATED RATES PAYABLE (P.A.)	SERVICE CHARGE (P.A.)	ESTIMATED OCCUPANCY COST (P. A.)
4th Floor	937	£55,002	£25,272	£12,650	£92,923

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

Contact us

LEASE

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

FLOOR PLANS

Available on request.

VAT

Pricing exclusive of VAT

EPC

29 B

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. April 2026

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On Behalf of Langham Estate