

Economical Fitted Office Space in Well Located Fitzrovia Office Building



3rd & 4th floors totalling 3,290 sq ft (305.6 sq m) – available together or separately

70 Margaret Street, London W1

- 3rd floor – 1,645 sq ft (152.8 sq m)
- 4th floor – 1,645 sq ft (152.8 sq m)
- Fitted space
- Comfort cooling
- Kitchenette on each floor
- Secondary glazing
- Raised floors
- Manned reception
- 7 person passenger lift
- Breakout and meeting room facilities available on G & LG

Location

The property is at the junction of Margaret Street and Great Titchfield Street. Local retail and entertainment facilities are excellent and Oxford Circus Underground station is less than 5 minutes' walk away.

Description

The available space is arranged over 3rd and 4th floors. Both floors have excellent natural light and are fitted to provide desks, chairs, meeting rooms and kitchenettes.

Terms

New sublease(s) are available for a term of 6 months up until the contractual expiry date of November 2028.

Quoting Rent and Other Outgoings

Rent £60.00psf

Business Rates 2021/22 – c. £23.45 psf

Service Charge – To be capped at £8.50psf (+RPI) for the duration of the lease

EPC

Updated EPC Awaited

Viewing

Strictly by appointment through joint sole agents Mallam Advisers (Nigel Wallnofer – 07773 375 718 / Mike MacKeith 07831 361 722) or BGL Partners.