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ROBERT IRVING BURNS



-LONDON W1-

15-16 Margaret Street

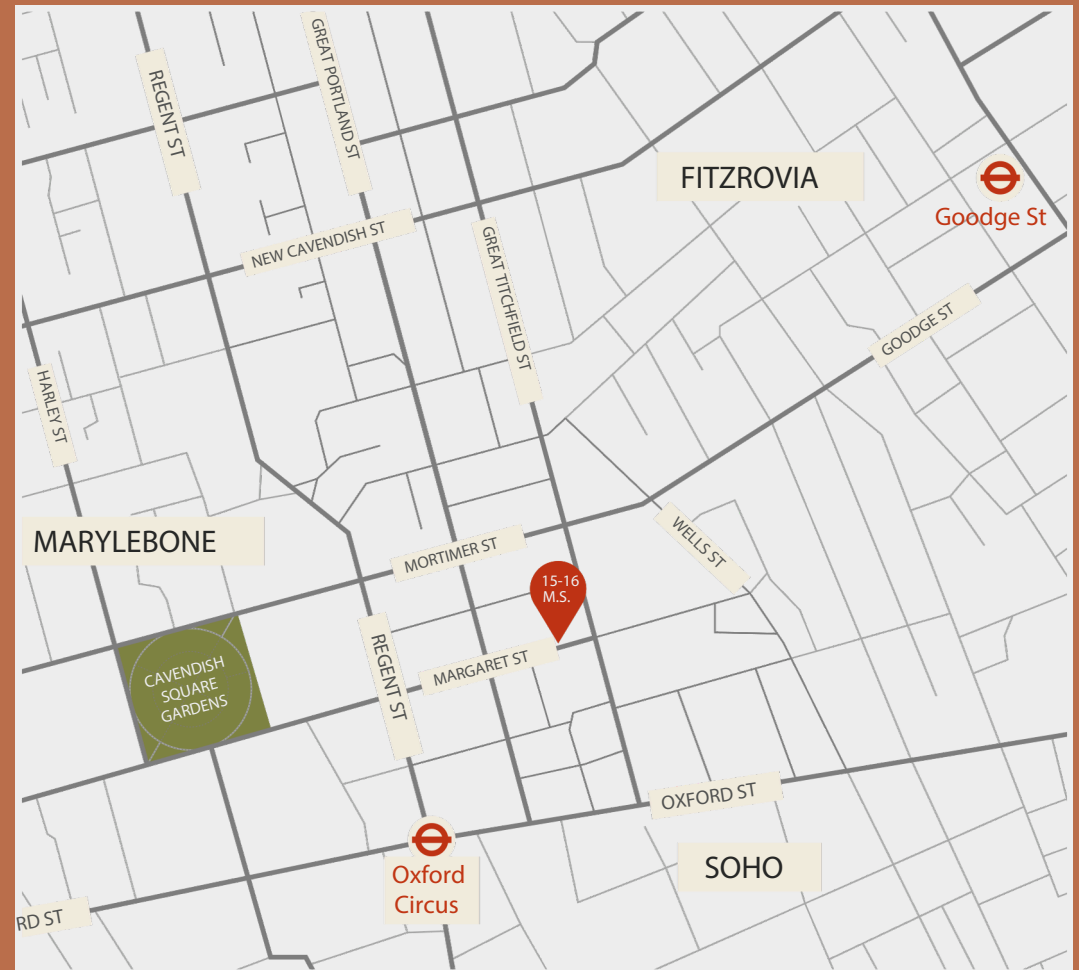
15-16 Margaret Street - 3rd Floor

# 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.

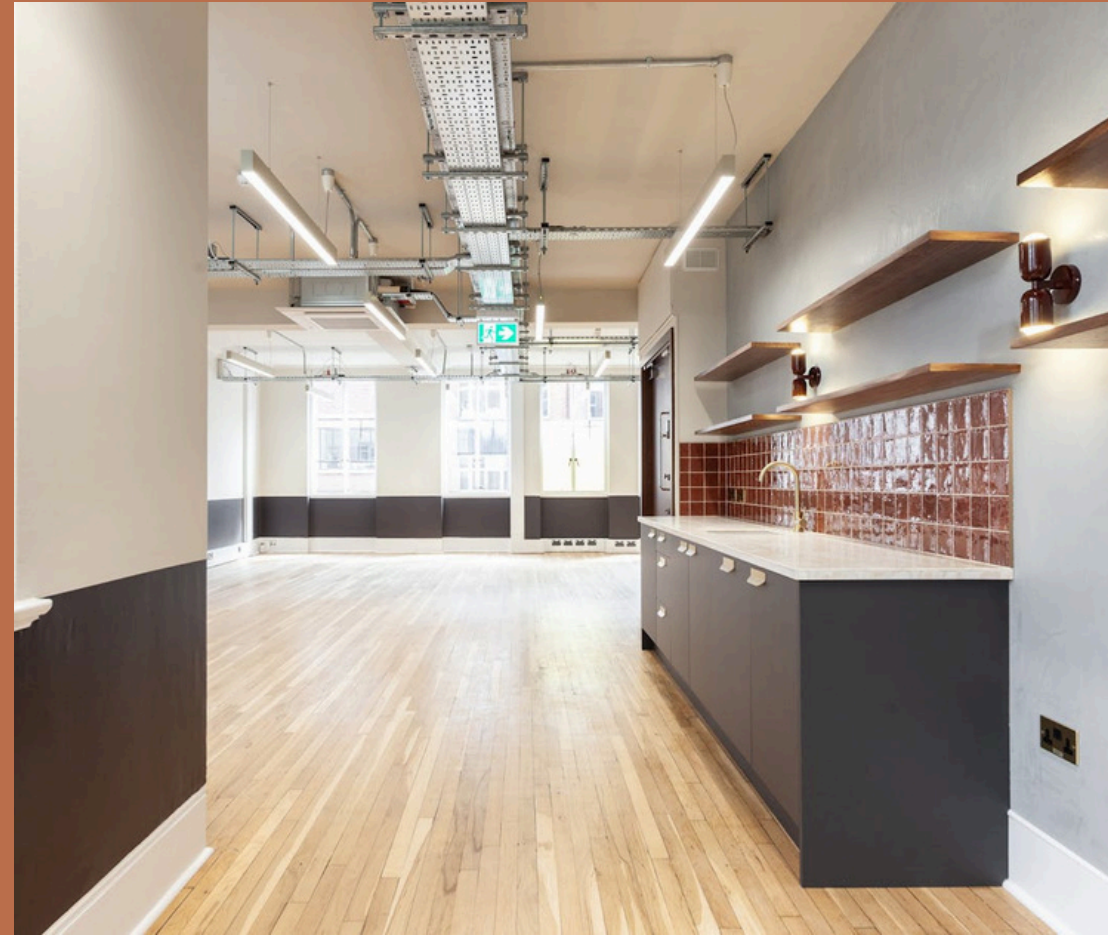


## CONNECTIVITY

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 - 3rd Floor



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

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# 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





## 15-16 Margaret Street - 3rd Floor

### DESCRIPTION

Located on the third floor of this lovely Fitzrovia building, 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 comfort cooling, newly installed kitchen/breakout area, perimeter trunking and client facing common parts.

The floor further benefits from private meeting room with stylish privacy curtain.

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.

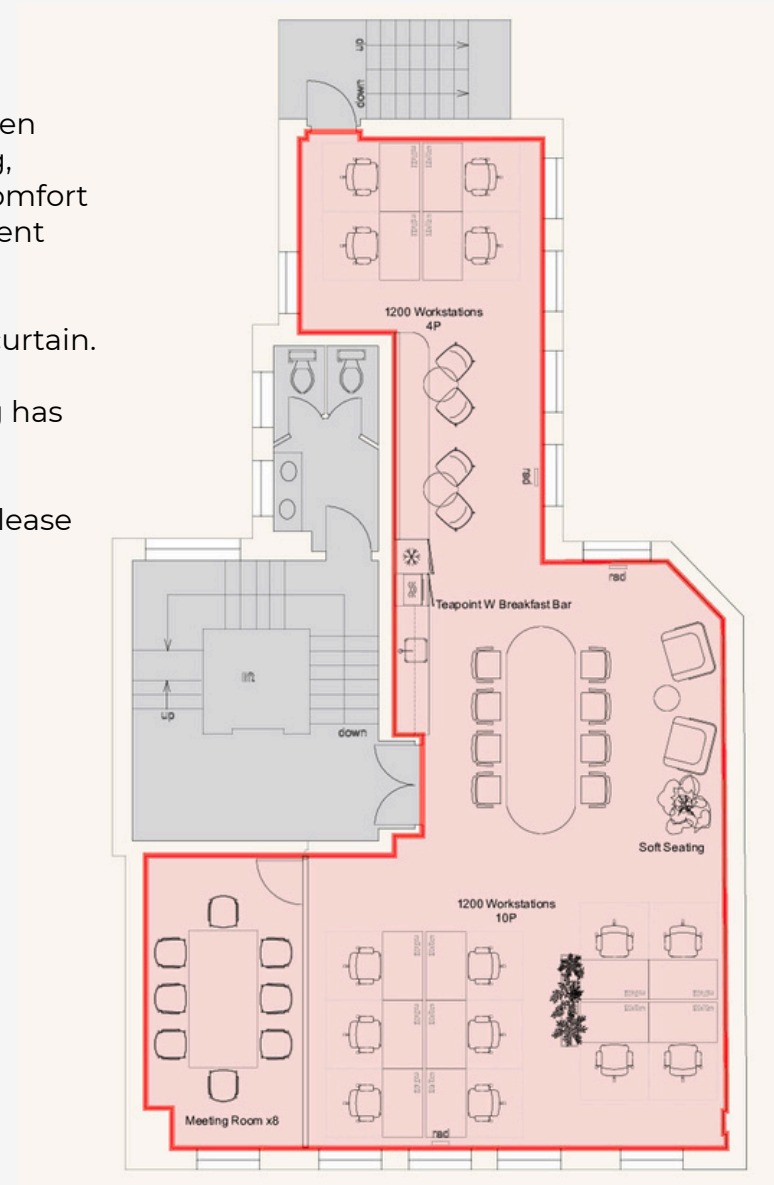
### DETAILS

Floor Area  
1,129 SQ FT / 104.89 SQ M

Rent  
£72

#### 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. May 2025



# Contact us

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