ROBERT IRVING BURNS



-LONDON W1-

20 Margaret Street

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Description

20 Margaret Street is an impressive Art Deco–inspired building featuring unique timber panelling within the reception and throughout the common areas. A light refurbishment to the shared areas is scheduled, which will further enhance the building's character and arrival experience.

The available first, second and fourth floors have each been refurbished to a high standard and are delivered fitted, benefiting from excellent frontage and superb natural light. The specification includes comfort cooling, LED lighting, engineered timber flooring, perimeter trunking and integrated kitchenettes, providing modern, efficient workspace in a characterful setting.

The building enjoys a prime West End location, just moments from Oxford Circus Station and surrounded by the exceptional retail, dining and corporate occupiers of Regent Street and Fitzrovia.



NEWLY REFURBISHED OPEN-PLAN OFFICE SPACES IN PRIME LOCATION

THREE FLOORS

797 - 2,414 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
- Psycle
- REVIV
- RowBots Fitzrovia
- Solo60
- Sun Kyeong London
- the a.b.c. smile
- The Beauty Club London
- Wumman Spa

Culture & Lifestyle

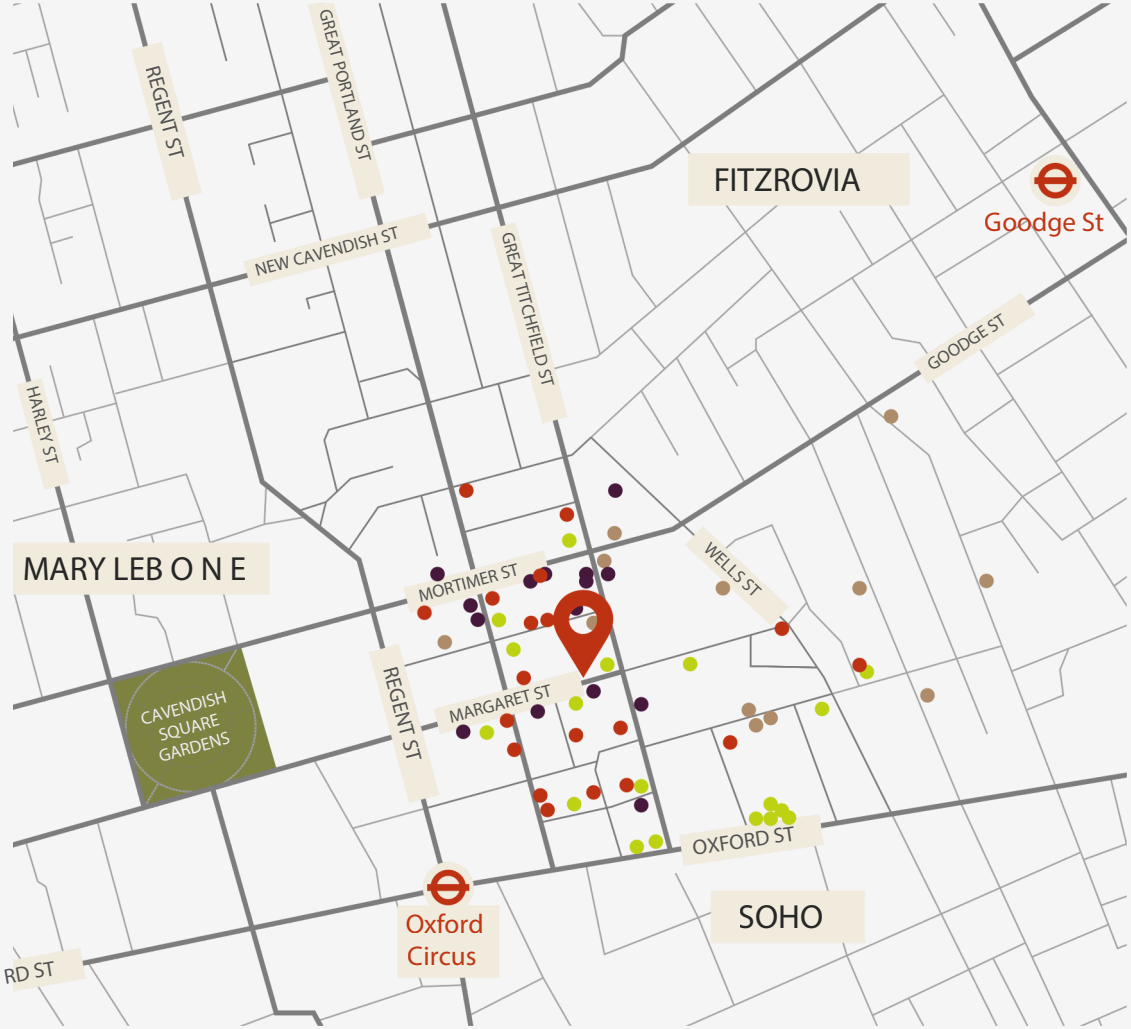
- Ab-Anbar Gallery
- Cookery School
- Gillian Jason Gallery
- Gilmoora House
- Hope 93
- Pi Artworks
- Sanderson London
- The Cartoon Museum
- The London EDITION
- The Mandrake
- The Newman Hotel
- Yield Gallery

Shopping

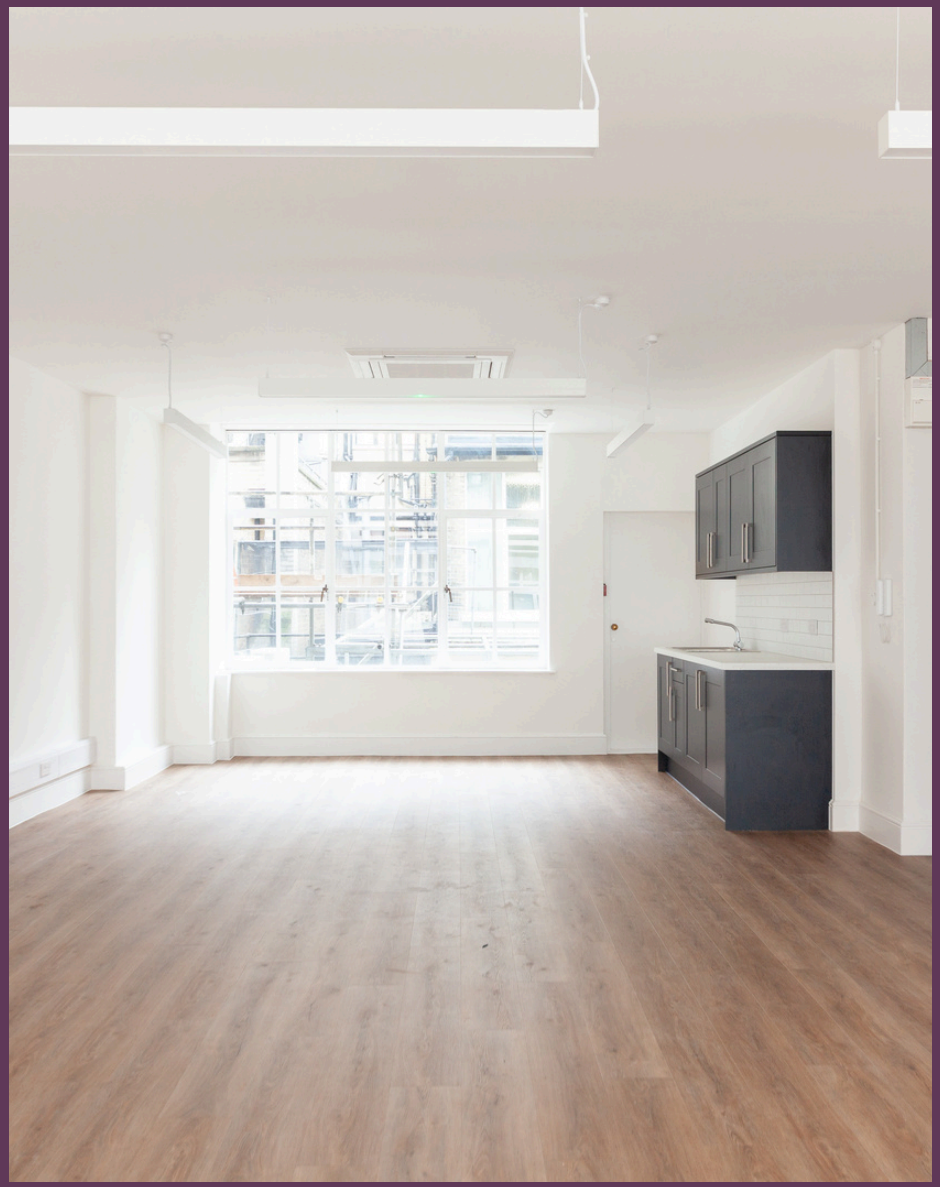
- Arlettie
- Baltic Watches
- David Wej Lagos
- Dr Martens
- Dune
- Folk
- Hawes & Curtis Ltd.
- Holldand & Barrett
- KEF Music Gallery
- Margaret Howell
- Minotti
- Natalino

Office

- Reiss
- Sports Direct
- The Gibson Garage
- Timberland
- Time+Tide Watches



20 Margaret Street - 1st floor





Amenities

- Open Plan
- Excellent Transport Links
- Perimeter Trunking
- Wood Flooring
- Good Natural Light
- 24 Hour Access
- LED Lighting
- Own Kitchenette

Financials

FLOOR	SIZE (SQ. FT.)	QUOTING RENT (P.A.) EXCL.	ESTIMATED RATES PAYABLE (P.A.)	SERVICE CHARGE (P.A.)	ESTIMATED OCCUPANCY COST (P. A.)
LET 1st Floor	804	£52,260	£20,520	£10,854	£83,634
2nd Floor	813	£50,813	£21,168	£10,980	£82,961
4th Floor	797	£47,820	£21,060	£10,760	£79,640
All Floors	1,610	£98,633	£42,228	£21,740	£162,601

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.

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

Available on request.

VAT

The property is elected for VAT.

EPC

34B

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.

Contact us

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On Behalf of Langham Estate