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ROBERT IRVING BURNS

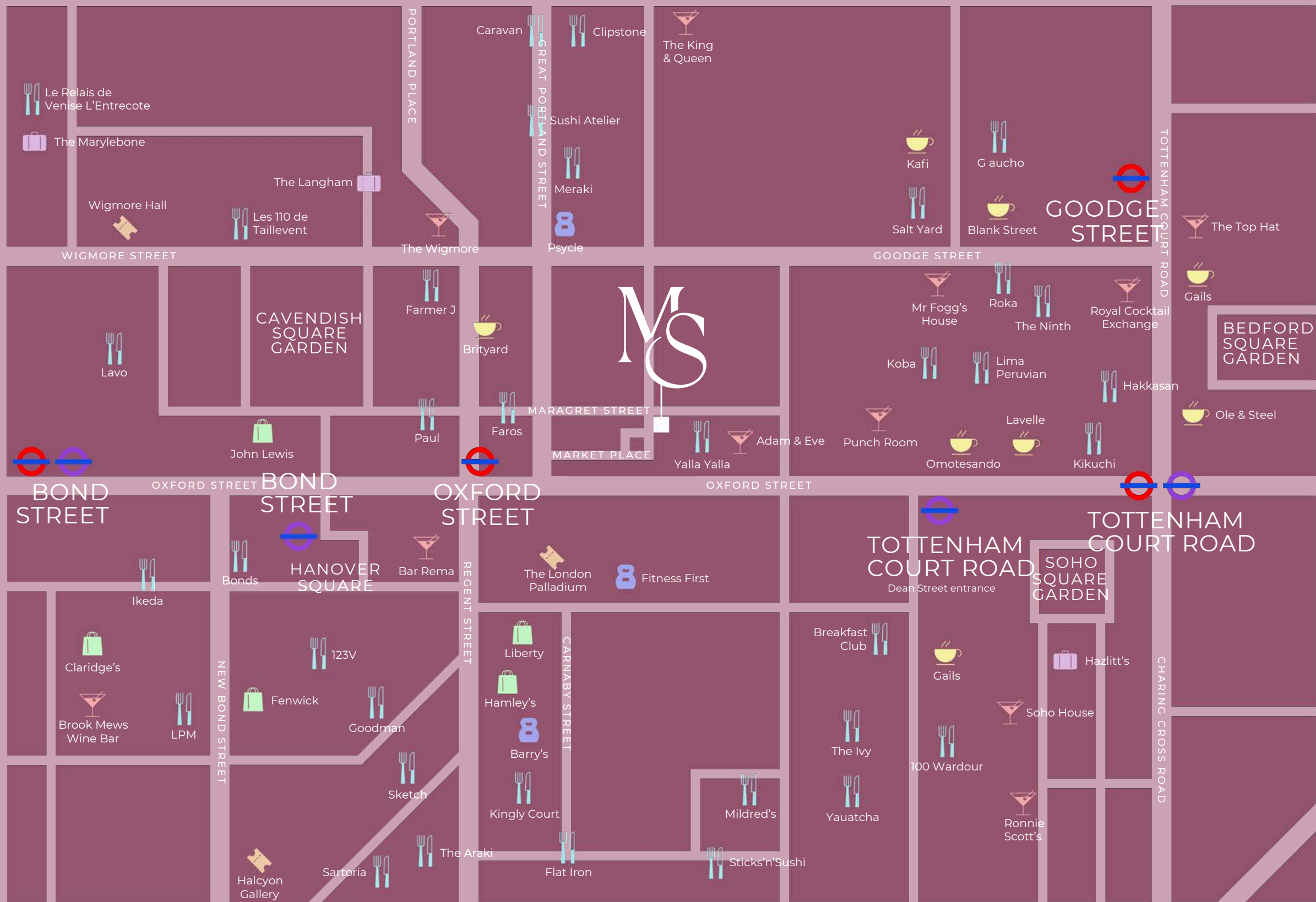
MS 72-74 MARGARET STREET LONDON W1

TO LET

Superior Lower Ground Floor Premises in the Heart of Fitzrovia

2,268 - 4,569 sq ft

Restrictions include: Massage, Manicure, Medical, Quasi-Medical (and Quasi-Surgical)
Medical uses may be considered subject to deed of variation .



LOCATION

The premises are situated on the east side of Margaret Street close to the junction with Great Titchfield Street.

Oxford Circus Underground Station (Bakerloo, Victoria and Central) is about a 5 minute walk away.







AMENITIES

72 MS

- Whitebox Condition
- Capped Off Services
- Roller Shutter
- Natural Light Via Western Lightwell
- LED Lighting

74 MS

- Fibre Connection (Not Tested)
- Comfort Cooling (Not Tested)
- 5 Private Crittal Meeting Room (2 x Boardroom Size)
- 2 x WCs
- Shower
- Kitchen
- Part Furnished
- 19-20 Desks in situ



FINANCIALS

	72	74	Total
Total Size (sq.ft.)	2,268	2,301	4,569
Quoting Rent (p.a.) excl.	£73,710	£115,051	£188,761
Service Charge	£19,395	£19,225	£38,620
Estimated Rates Payable (p.a.)	£29,693	£43,568	£73,260
Estimated Occupancy Cost excl. (p.a.)	£122,798	£177,844	£300,641

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.

DESCRIPTION



72 MARGARET STREET

72 Margaret Street has been stripped out to whitebox condition benefitting from natural light on the eastern and western elevations.

Either side benefits from male and female WCs. The space is clear and ready for tenants fitout.

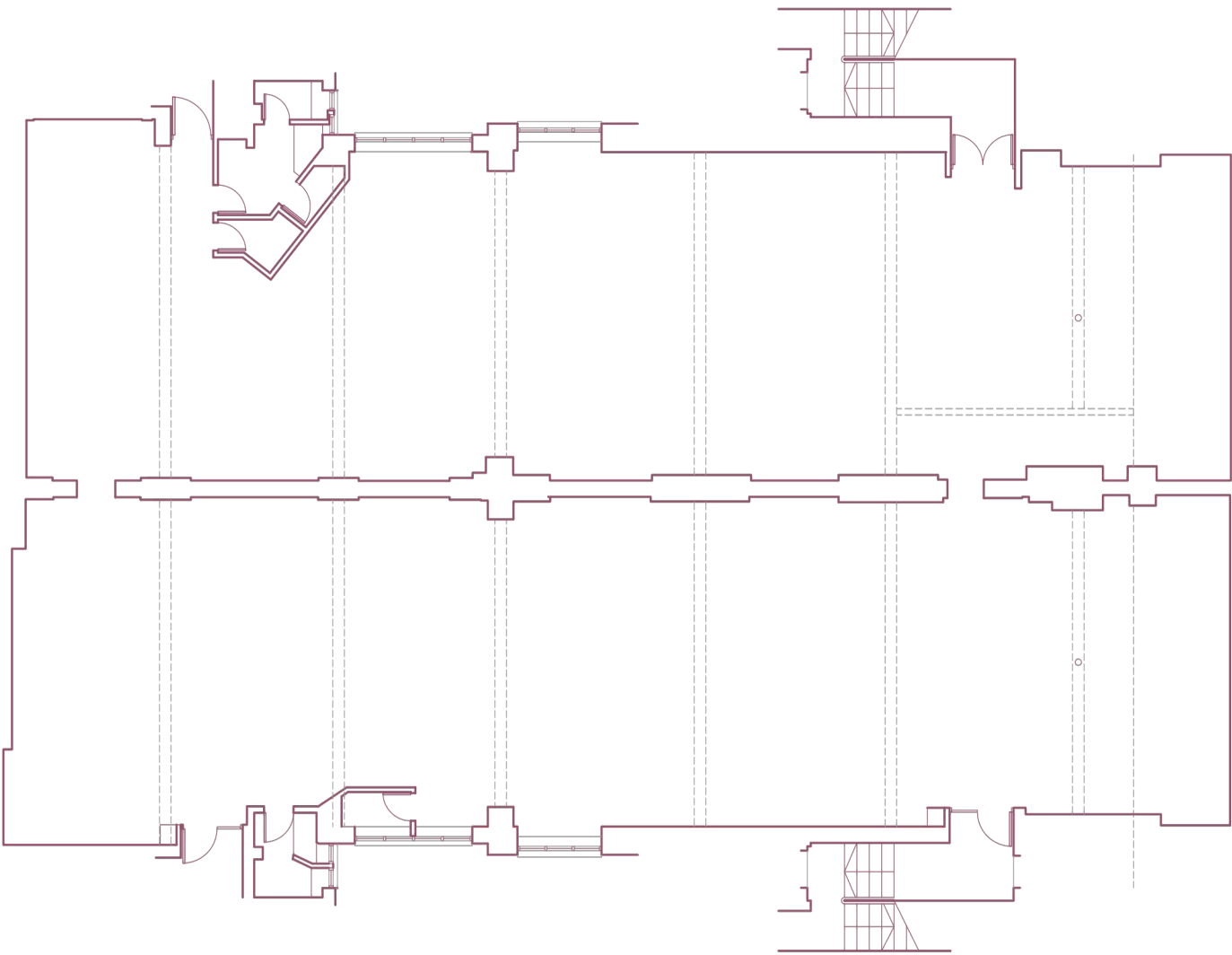
74 MARGARET STREET

The premises is split over to different sides. 74 Margaret Street has been fitted and furnished to a high end office.

The space benefits from 2 x WCs, Shower, Kitchen Area and 5 private meeting rooms. The premises further benefits from comfort cooling (not tested), natural light from two large lightwells and a combination of engineered timber and carpeted flooring.

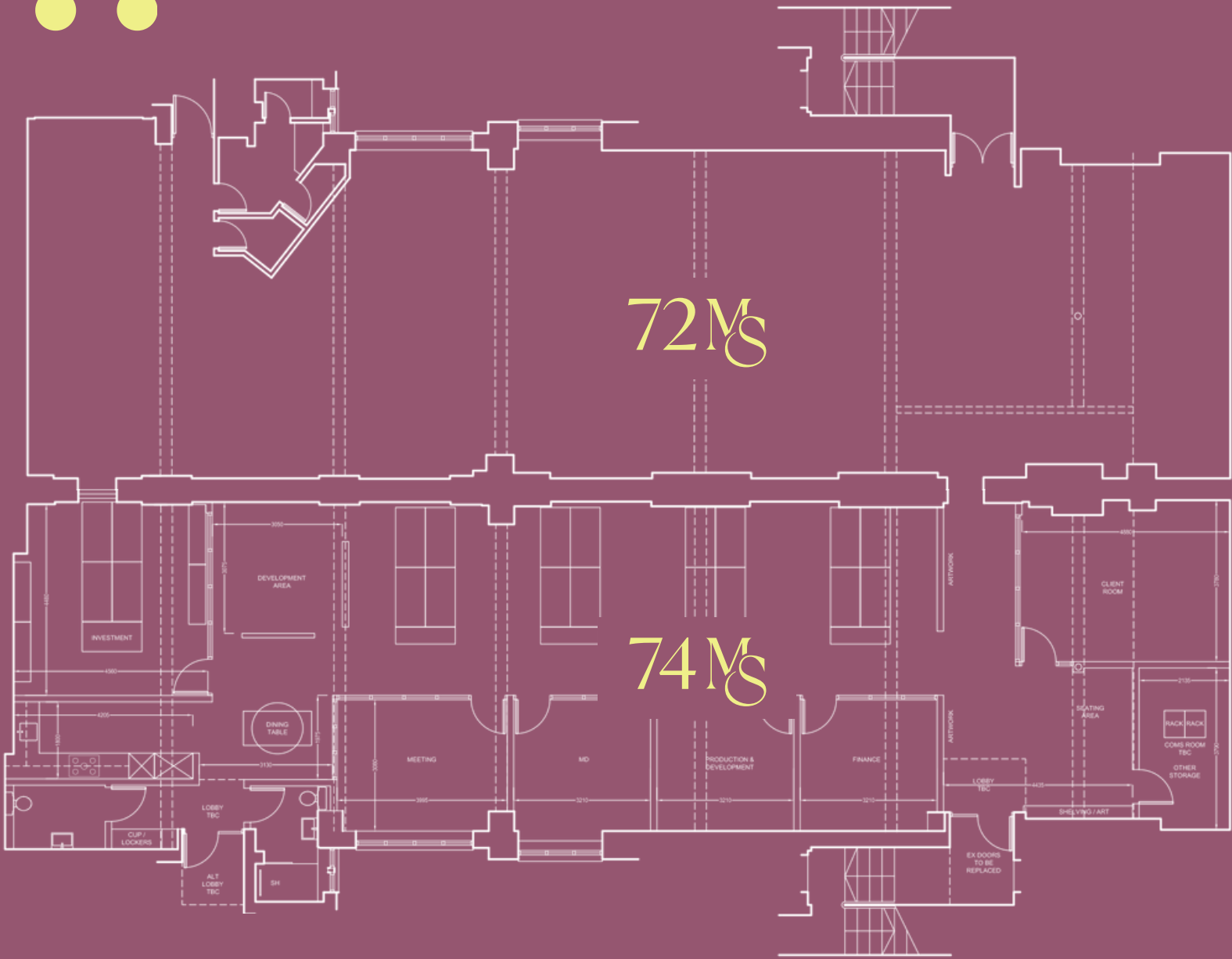
This space is perfect for creative studios, post production or those looking for 'ready to go' offices.

CLEAN FLOOR PLAN



Scaled floor plans available upon request

EXISTING FLOOR PLAN





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LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

65 C

FLOOR PLANS

Available on request.

VAT

The building is elected for VAT.

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.

October 2025.

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