

RIB

ROBERT IRVING BURNS



-LONDON W1-

19 Margaret Street

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# Description

19 Margaret Street is an impressive period building positioned prominently along the renowned Margaret Street, just moments from Oxford Circus Station. The property enjoys an exceptional West End location with immediate access to Fitzrovia's vibrant café culture, retail offering and transport connectivity.

The common areas have recently undergone a high-quality refurbishment, providing an excellent arrival experience befitting the wider market. The available first and fifth floors both deliver newly refurbished, bright and efficient workspace.

The first floor will be presented in a CAT A+ condition, complete with a fitted kitchenette, perimeter trunking and comfort cooling, offering an attractive plug-and-play solution for an incoming occupier.



**NEWLY REFURBISHED OFFICE SPACES AVAILABLE  
IN PRIME LOCATION**

TWO FLOORS  
685 - 1,665 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

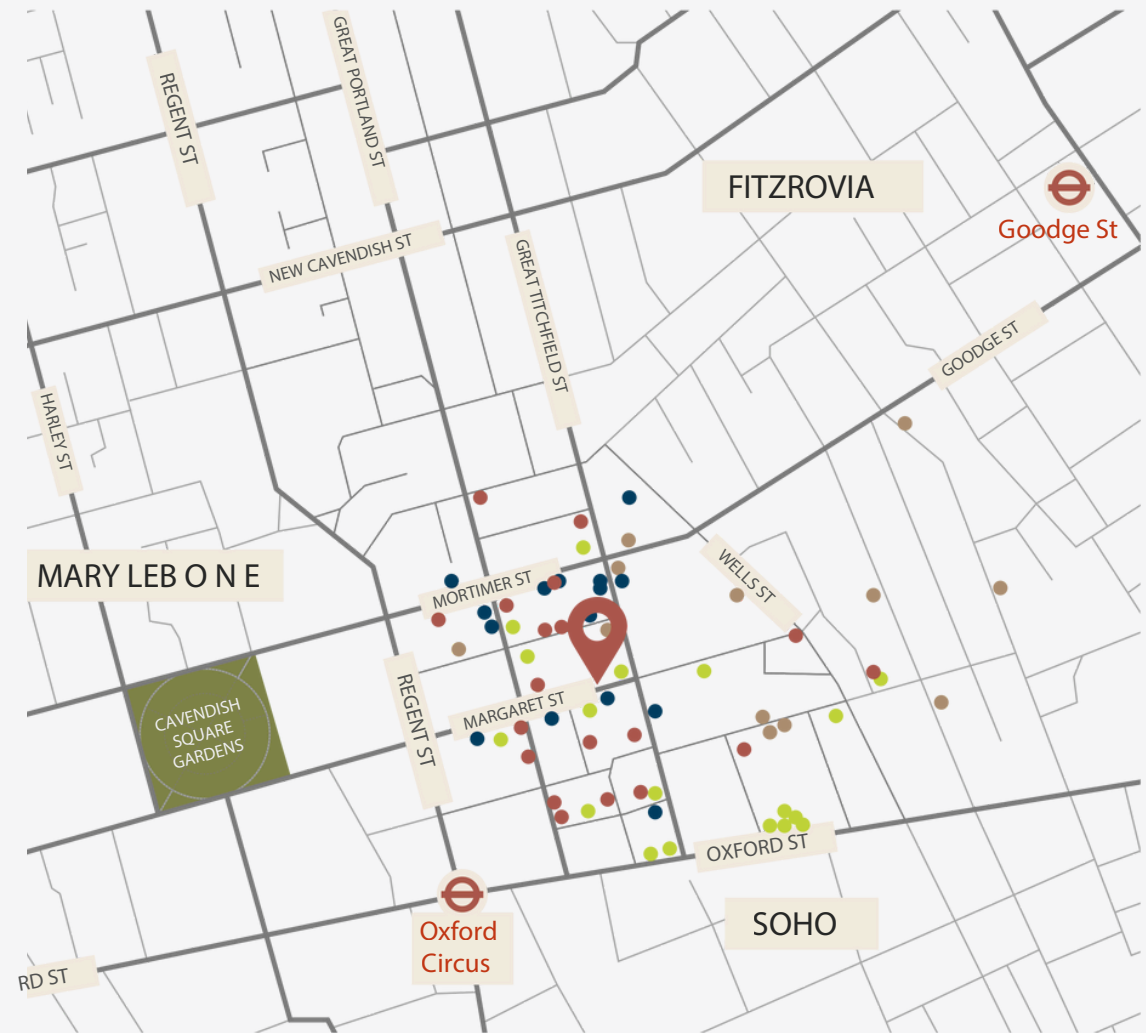
- Cavendish Clinic
- CliniCity
- F45
- FS8
- LAPO Skincare
- Nicola Clarke
- PerformancePro Fitness
- Pied de Poule
- Psyche
- REVIV
- RowBots Fitzrovia
- Solo60
- Sun Kyeong London
- the a.b.c. smile
- The Beauty Club London
- Wumman Spa

## 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.
- Holland & Barrett
- KEF Music Gallery
- Margaret Howell
- Minotti
- Natalino
- Office
- Reiss
- Sports Direct
- The Gibson Garage
- Timberland
- Time+Tide Watches

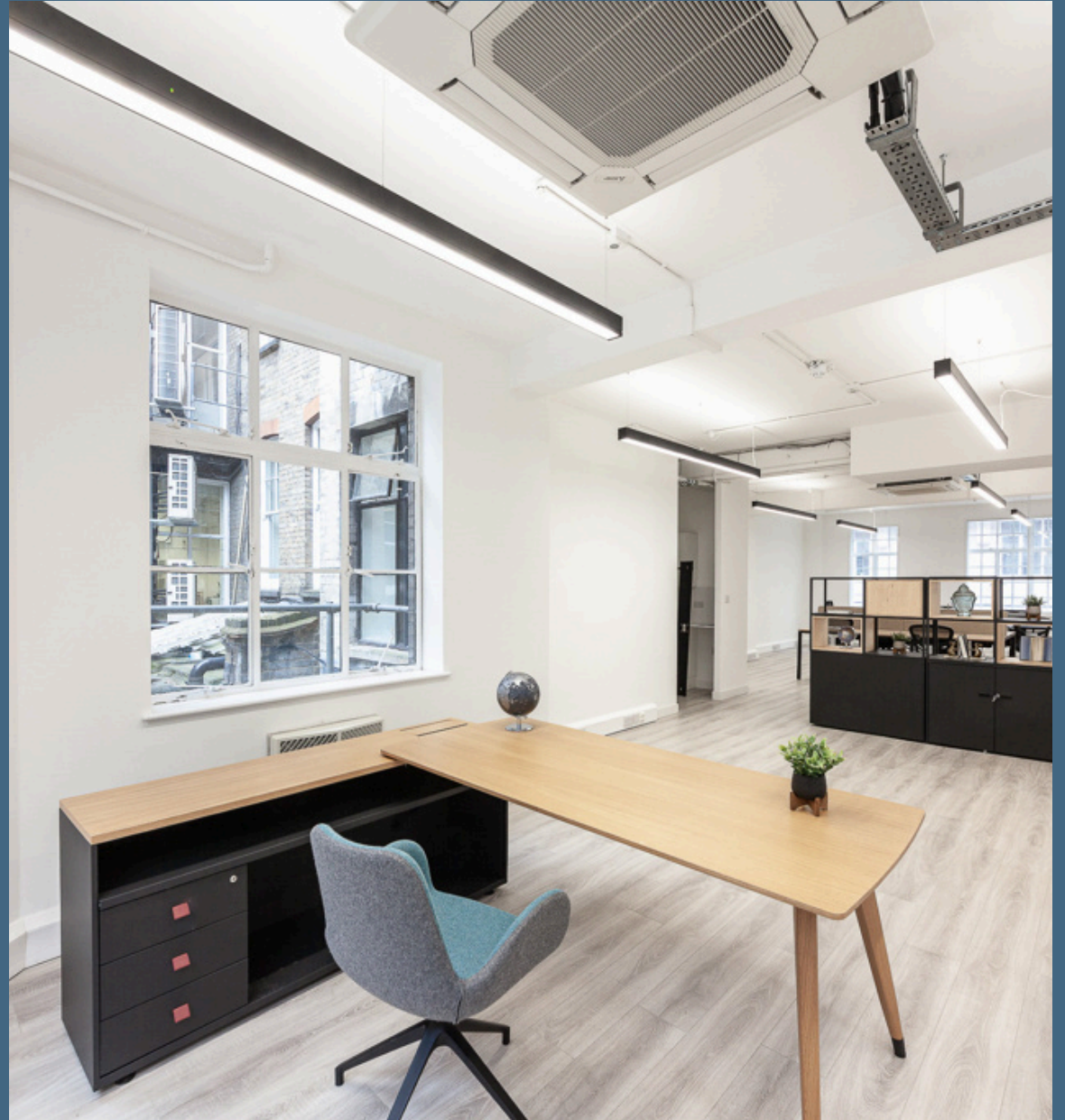
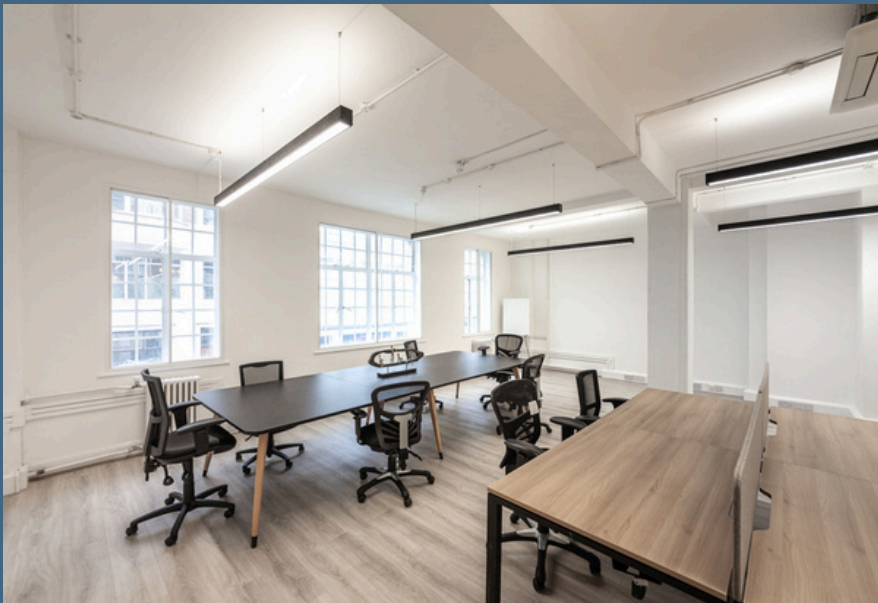


19 Margaret Street - 1<sup>ST</sup> fLOOR





19 Margaret Street, First Floor

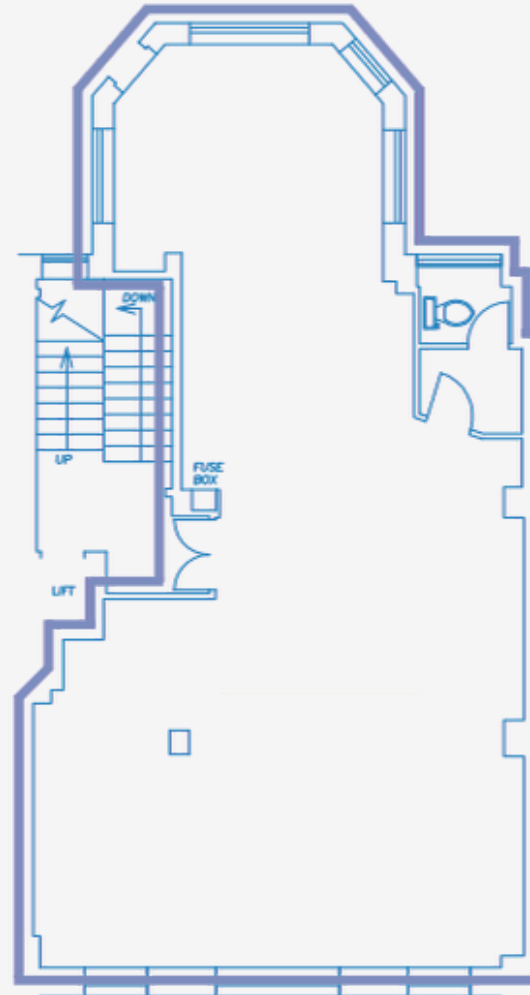


## *First Floor*

Office      980 sq.ft      91.04 sq.m.

## FEATURES

- Open Plan
- Good Ceiling Height
- Air Conditioning
- New Kitchenette & WC
- New Perimeter Trunking
- Passenger Lift
- Entry Phone
- 24 Hour Access
- Excellent Transport Links
- Laminate Wood 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.)
1st Floor	980	£66,150	£22,580	TBC	£88,730
5th Floor	685	£42,813	£16,093	TBC	£58,906
All Floors	1,665	£108,963	£38,673	TBC	£147,636

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

First Floor- 91 D  
Fifth Floor- 122 E

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. December 2025

# Contact us

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On Behalf of Langham Estate