

The Langham Estate



47-50 Margaret
Street, London,
W1W 8SB

3RD FLOOR (EAST)
2,508 SQ FT | 233 SQ M
OFFICE TO LET



Langhamestate.com

020 7580 5656

47-50 Margaret Street - 3rd Floor (East)



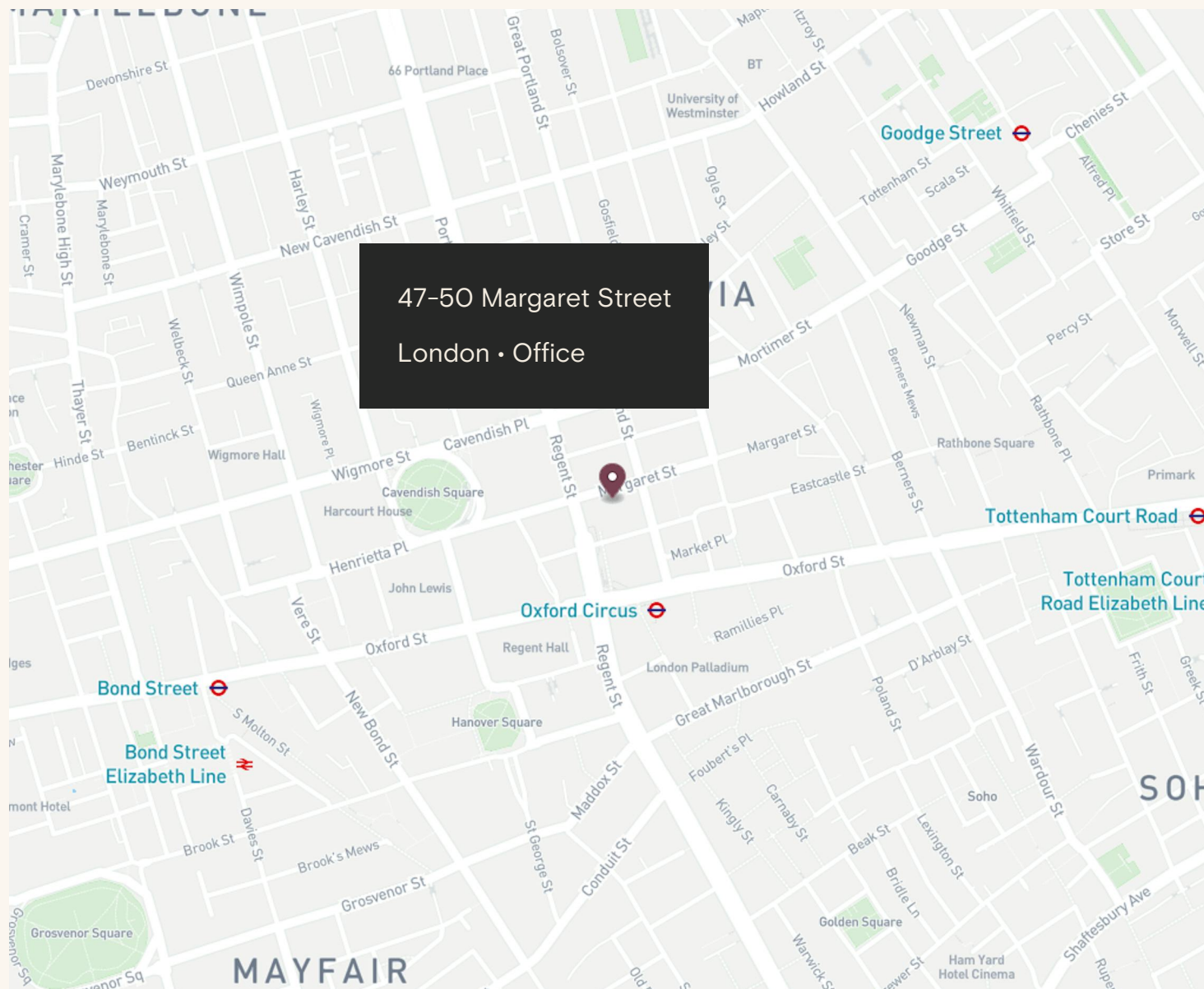
Location

Located in London's West End, 47-50 Margaret Street is situated on the south side of Margaret Street between Regent Street and Great Portland Street. This street was once at the fashionable epicentre of London's rag trade. Architectural gems such as the Victorian

Transport links are excellent, with Oxford Circus Underground Station just a short walk away, providing access to multiple tube lines. Additionally, Bond Street station, served by the Elizabeth Line, and Goodge Street station are within easy reach, ensuring seamless connectivity throughout London and beyond. This strategic location makes 47-50 Margaret Street an ideal spot for both work and leisure.

Connectivity

Oxford Circus	2 mins walk
Bond Street	7 mins walk
Goodge Street	8 mins walk
Tottenham Court Road	9 mins walk



47-50 Margaret Street - 3rd Floor (East)

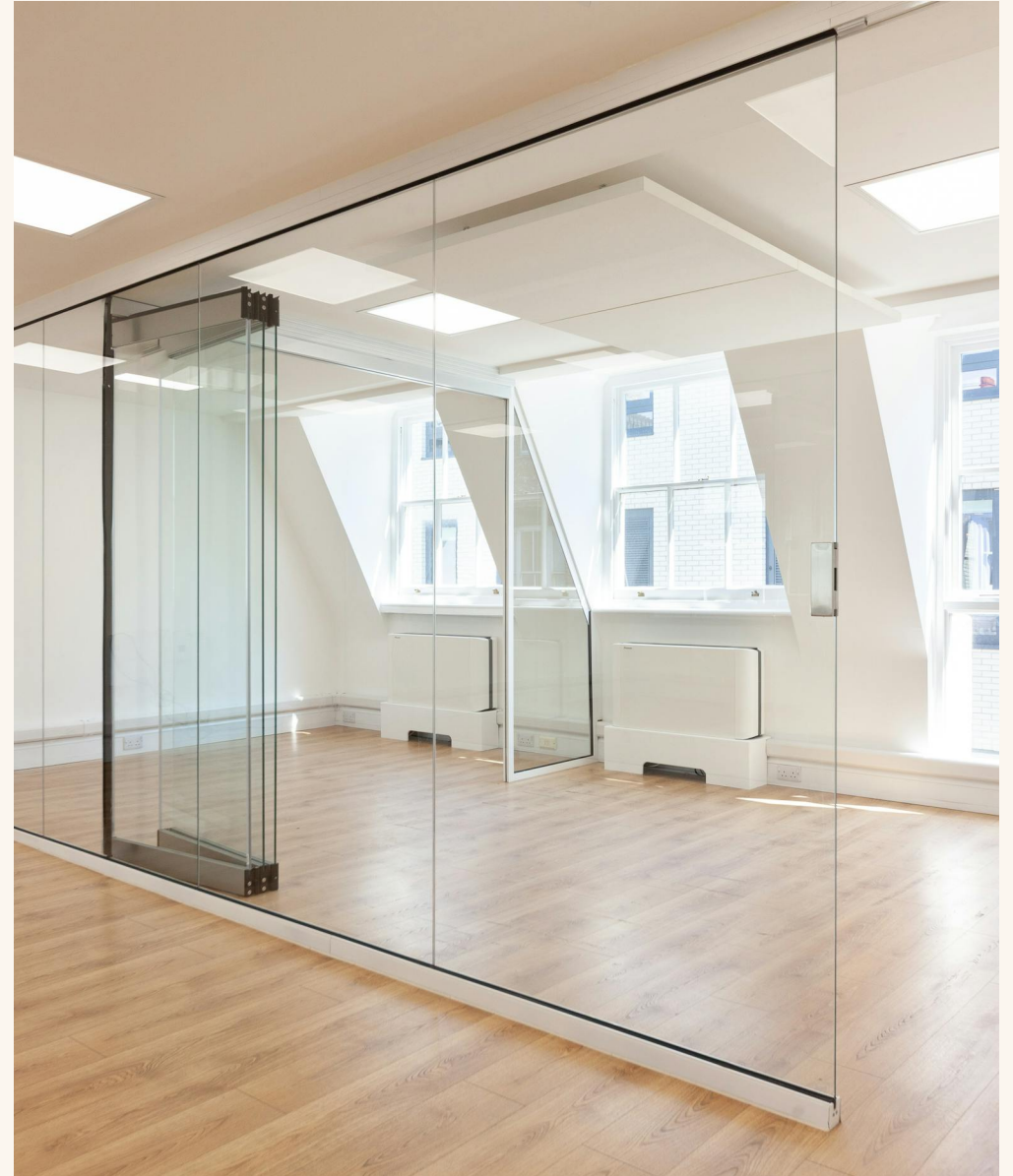


Recently refurbished 2,508
sq ft office suite with 5
meeting rooms and a
kitchenette



47-50 Margaret Street - 3rd Floor (East)





47-50 Margaret Street - 3rd Floor (East)



Features

- Skylight
- Wood Flooring
- Newly Refurbished
- Excellent Natural Light
- 24 Hours Access
- Entry Phone
- Passenger Lift
- Own Kitchenette
- LED Lighting
- Air Conditioning
- Perimeter Trunking

Details

Floor Area

2,508 SQ FT / 233 SQ M

Rent

£69.50 per sq ft

Lease Terms

A new Full Repairing & Insuring Lease is available for a term by arrangement, outside the Landlord & Tenant Act 1954.

Possession

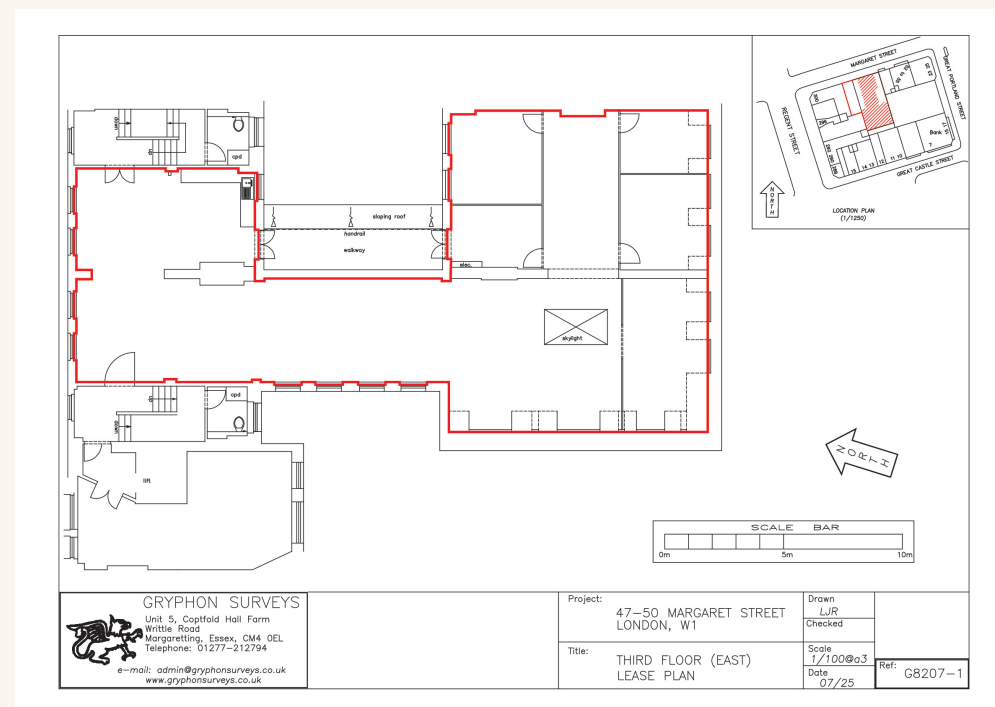
Immediate upon completion of legal formalities

Legal Costs

Each party to be responsible for their own legal costs

VAT

Pricing exclusive of V.A.T





Name	sq ft	sq m	Availability
3rd - East	2,508	233	Available
4th - East	691	64.20	Available
Total	3,199	297.20	

Schedule of Areas





Sustainability



We aim to reach NET ZERO emissions by 2040 from our operations



100% Landlord
Renewable Electricity



Zero waste to landfill
in the building



Waste management initiative



We are Signatories of WCC
Sustainable City Charter



LED Lighting



EPC Rating

FQ

Discover Fitzrovia *Quarter*



FITZROVIA QUARTER

Explore our neighbourhood

The Langham Estate

langhamestate.com

For further information call

020 7580 5656

Malcolm Cohen

malcolm.cohen@langhamestate.com

07526 189 462

020 7907 4983

Sabina Bathurst

sabina.bathurst@langhamestate.com

020 7907 4960

07355 603 106

