



70 MARGARET ST

FITZROVIA



70 MARGARET ST – FITZROVIA

WEST END PROMINENCE



Sitting prominently in the heart of the West End, 70 Margaret Street has been comprehensively refurbished to offer over 9,700 sq ft of high-quality contemporary office space. The property has an expansive communal roof terrace and a private terrace on the first floor. The building also benefits from a remodelled manned reception, new end-of-journey facilities and excellent levels of natural light.



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COMMUNAL TERRACE



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HIGHLIGHTS



Cat A contemporary refurbishment



Improved energy efficiency
and sustainability credentials
EPC rating - B



First floor
private terrace



Expansive communal roof terrace with
views of the iconic BT Tower



New end-of-journey facilities including
showers and bike storage



Prime West
End location



New M&E services throughout



Remodelled
manned reception



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TYPICAL CAT A OFFICE



TYPICAL CAT A OFFICE



AVAILABILITY

FLOOR	CONDITION	SQ FT	SQ M	TERRACE
5th (Communal terrace)	-	-	-	753
4th	CAT A	1,464	136	-
3rd	CAT A	1,615	150	-
2nd	CAT A	1,615	150	-
1st (Private terrace)	CAT A	1,615	150	183
G	CAT A	1,819	169	-
LG (Lightwell)	CAT A	1,636	152	183
TOTAL AVAILABILITY		9,764	907	1,119



BIKE STORAGE & LOCKERS



WC & SHOWER

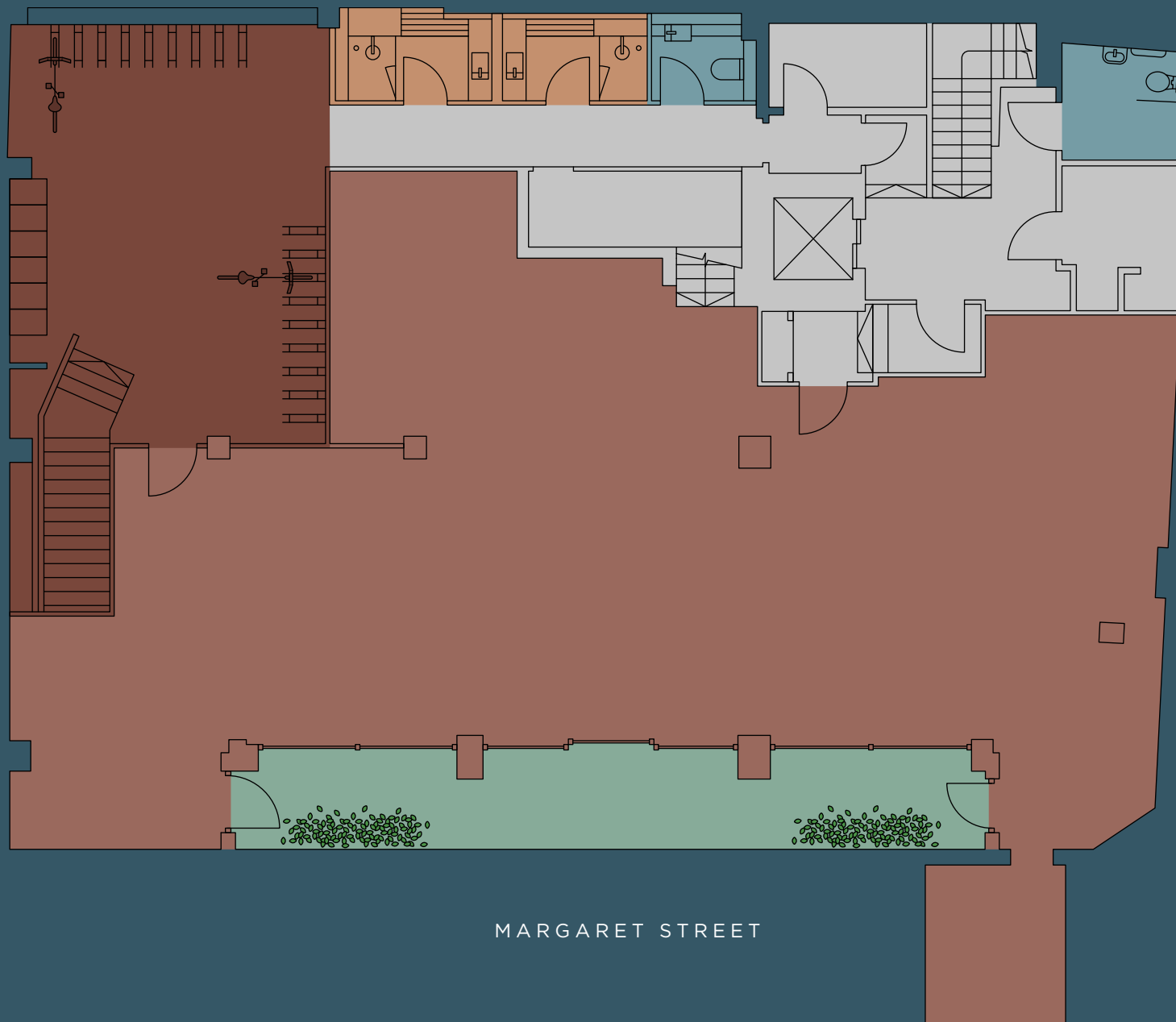


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LOWER GROUND

1,636 sq ft / 152 sq m

- Office area
- Bike storage/lockers
- Showers
- WC
- Lightwell
- Core



MARGARET STREET

GREAT TITCHFIELD ST

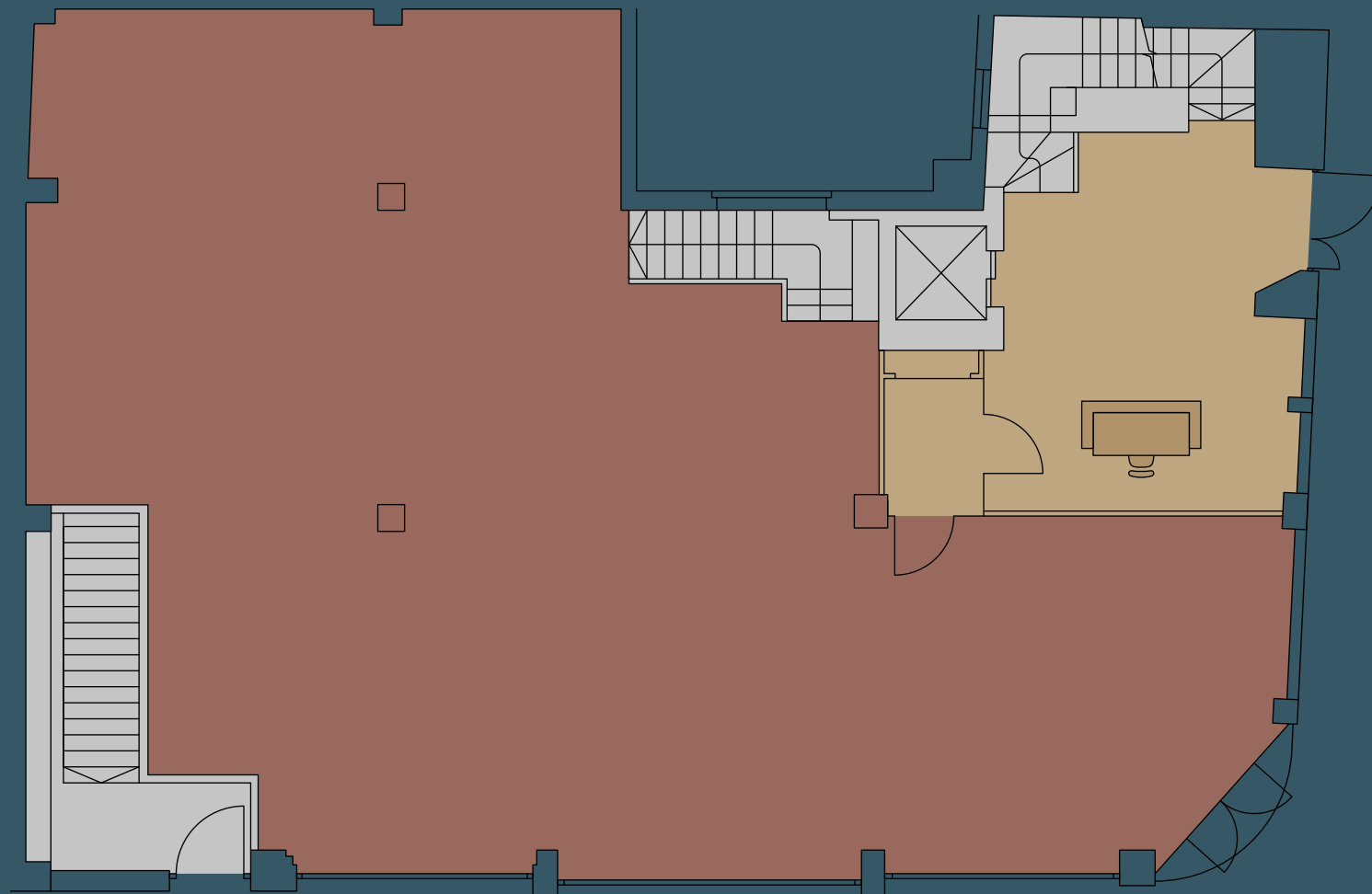


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GROUND FLOOR

1,819 sq ft / 169 sq m

- Office area
- Reception
- Core



MARGARET STREET

GREAT TITCHFIELD ST

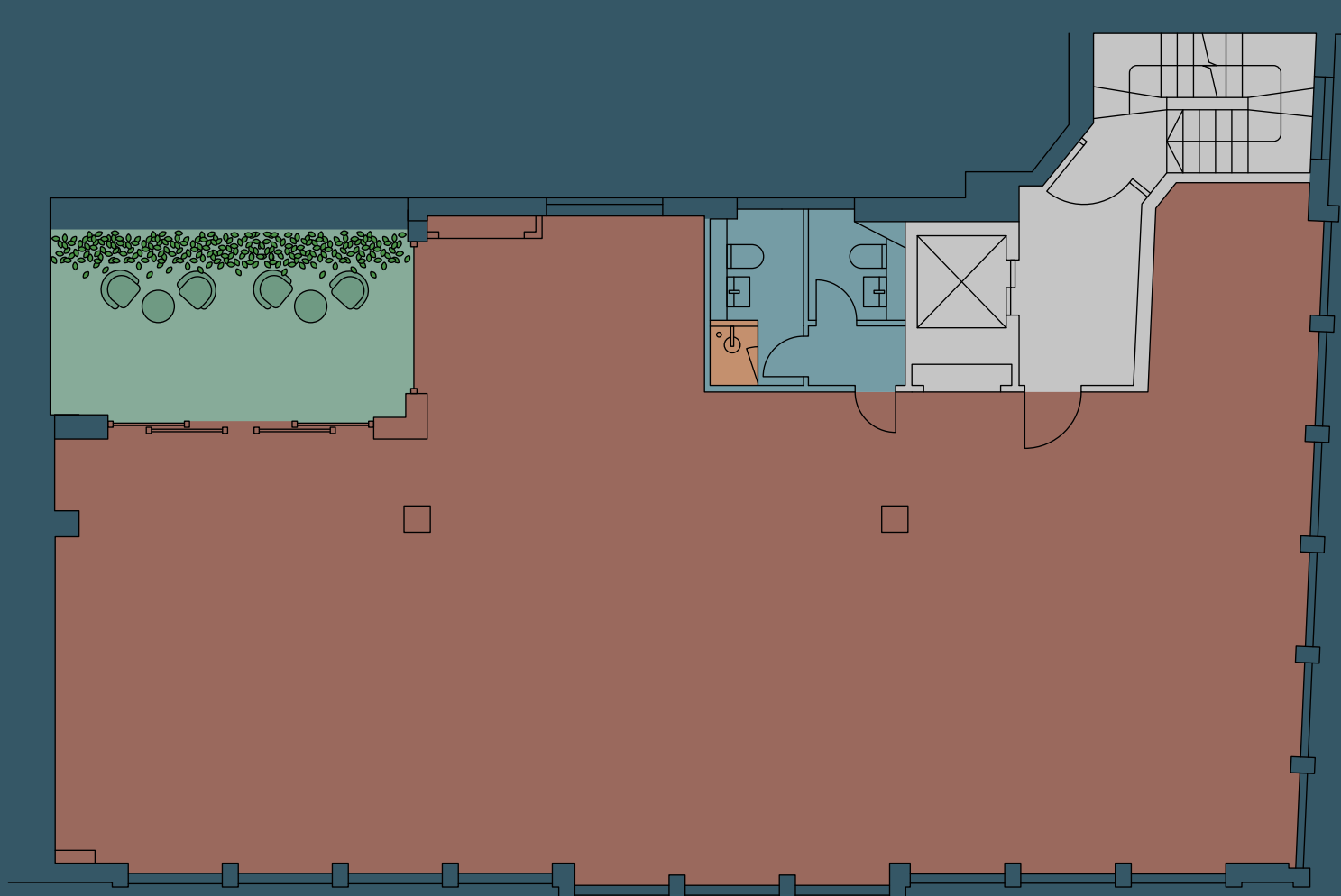


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FIRST FLOOR

1,615 sq ft / 150 sq m

- Office area
- Shower
- WC
- Terrace
- Core



GREAT TITCHFIELD ST



MARGARET STREET

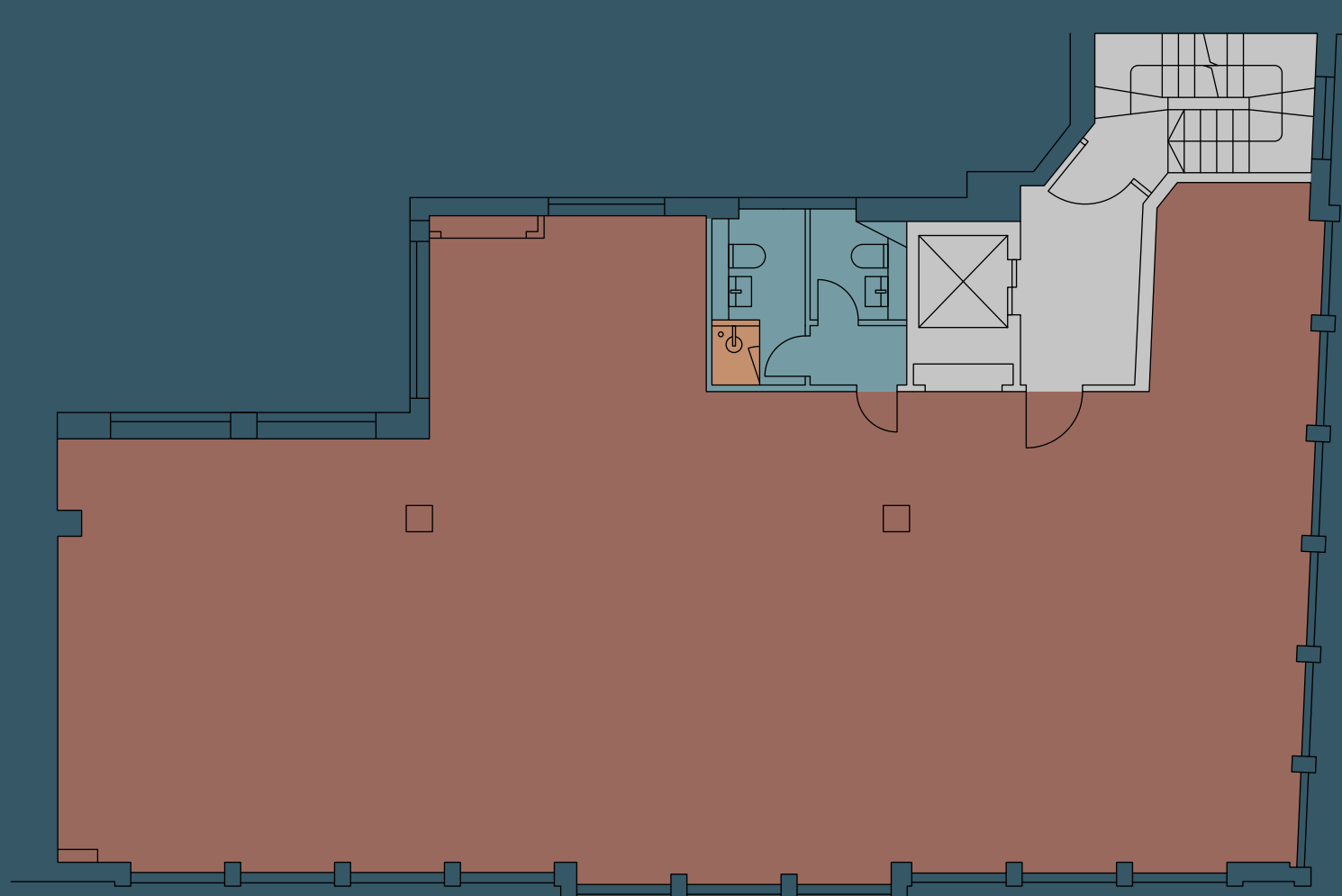


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SECOND FLOOR

1,615 sq ft / 150 sq m

- Office area
- Shower
- WC
- Core



GREAT TITCHFIELD ST



MARGARET STREET

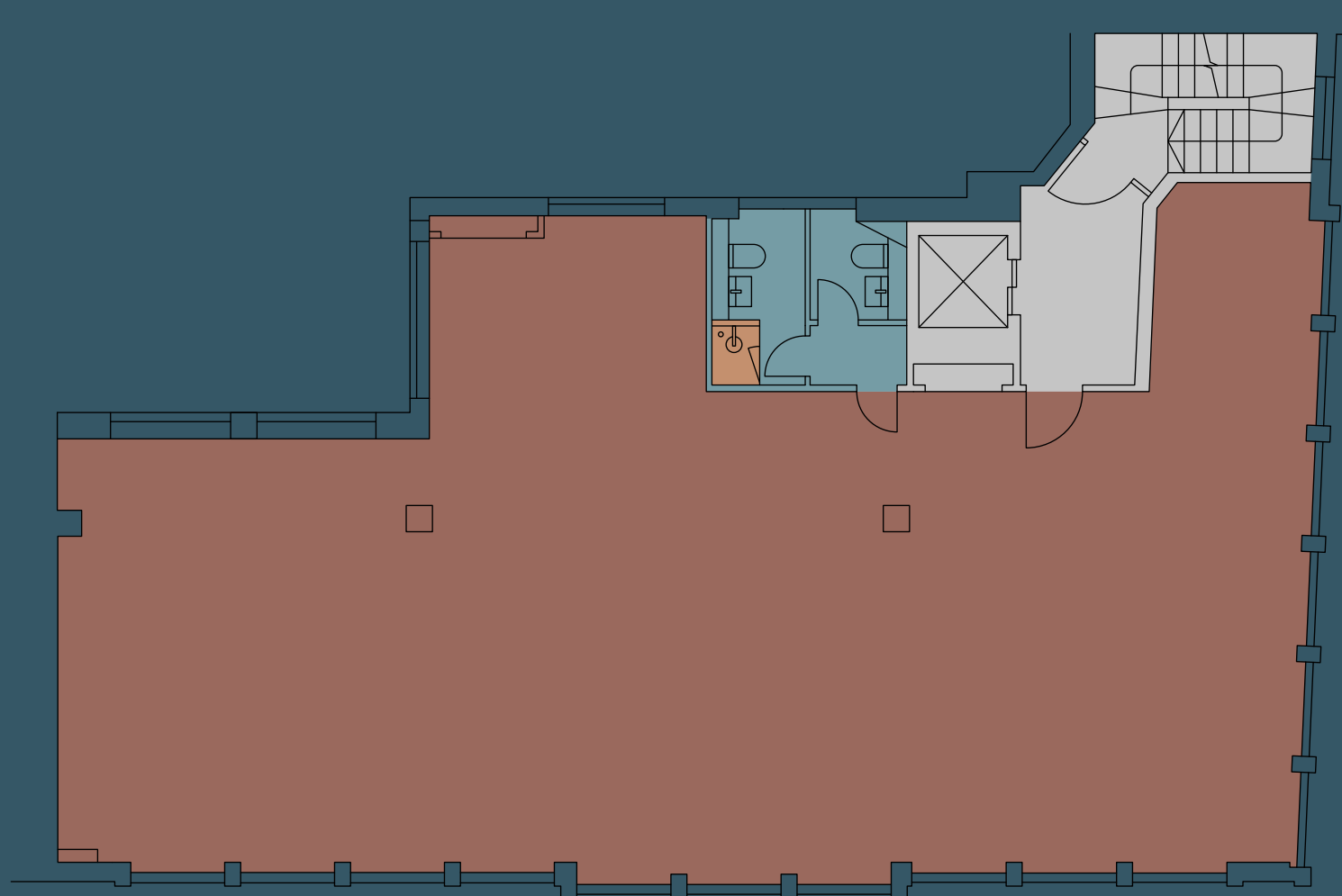


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THIRD FLOOR

1,615 sq ft / 150 sq m

- Office area
- Shower
- WC
- Core



MARGARET STREET

GREAT TITCHFIELD ST

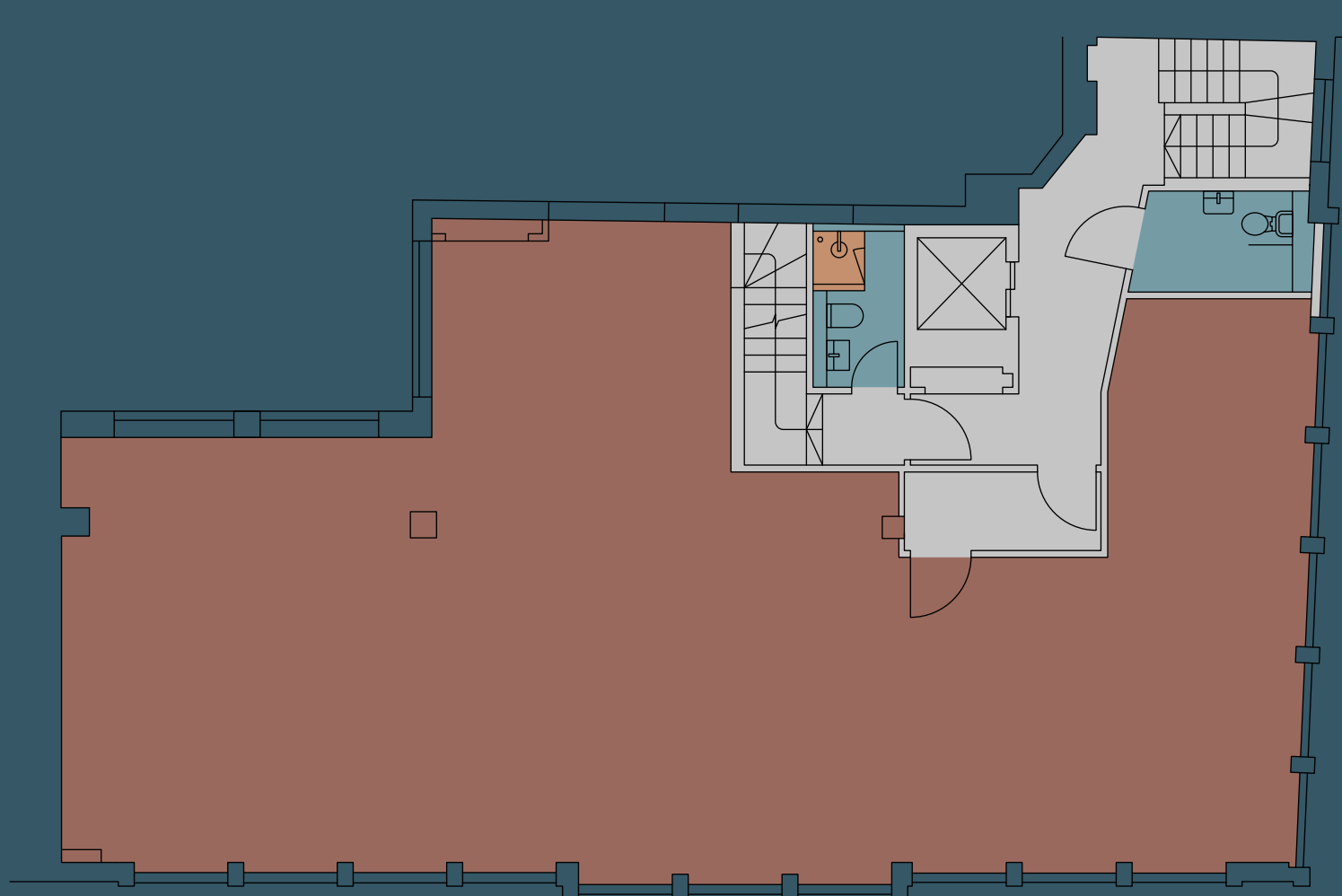


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FOURTH FLOOR

1,464 sq ft / 136 sq m

- Office area
- Shower
- WC
- Core



GREAT TITCHFIELD ST

MARGARET STREET

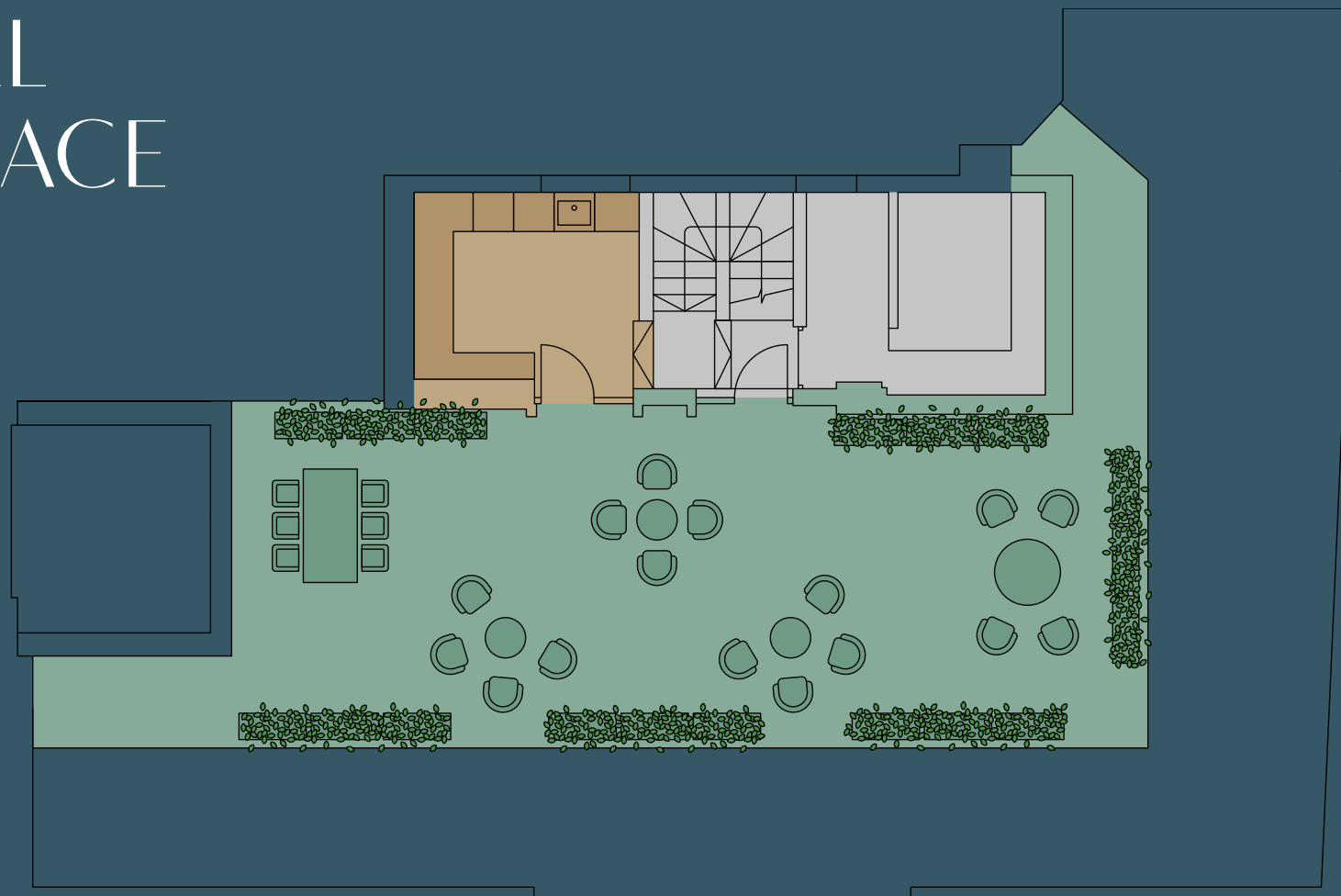


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COMMUNAL ROOF TERRACE

753 sq ft / 67 sq m

- Terrace
- Servery
- Core



GREAT TITCHFIELD ST



MARGARET STREET

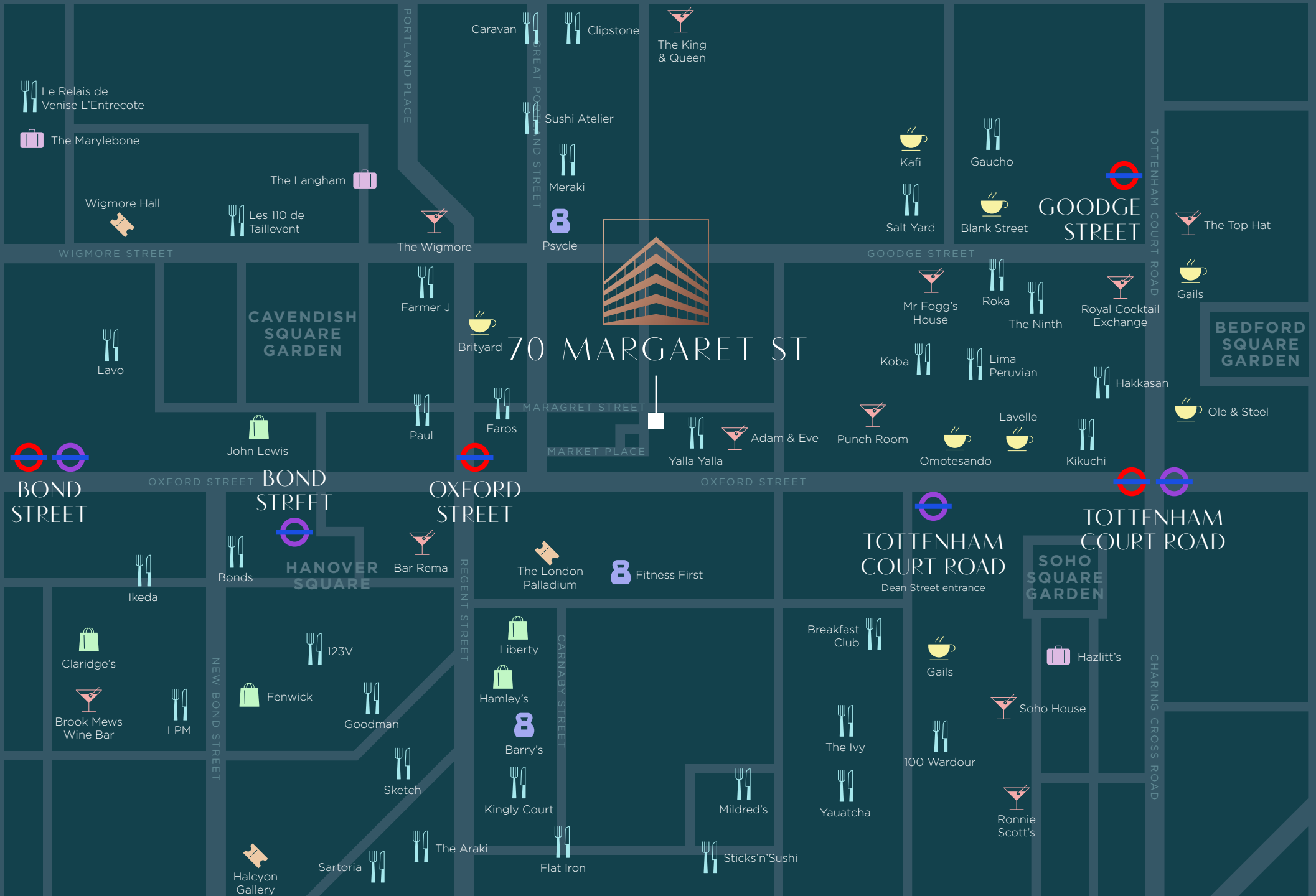


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HEART OF THE WEST END

Sitting in the heart of the West End, the building benefits from all that Fitzrovia and Soho have to offer. From boutique brands to high-end restaurants and chic bars, the location has it all. This central location also benefits from unbeatable connectivity, with numerous Underground services and The Elizabeth Line moments away.







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Marketing: [Stuart Chapman Design](#)