ROBERT IRVING BURNS



-LONDON W1-

63-64 Margaret Street

Description

63–64 Margaret Street occupies a superb position on the renowned Margaret Street, only moments from Oxford Circus Station. This enviable West End location offers immediate access to Fitzrovia's thriving café culture, retail amenities and excellent transport links.

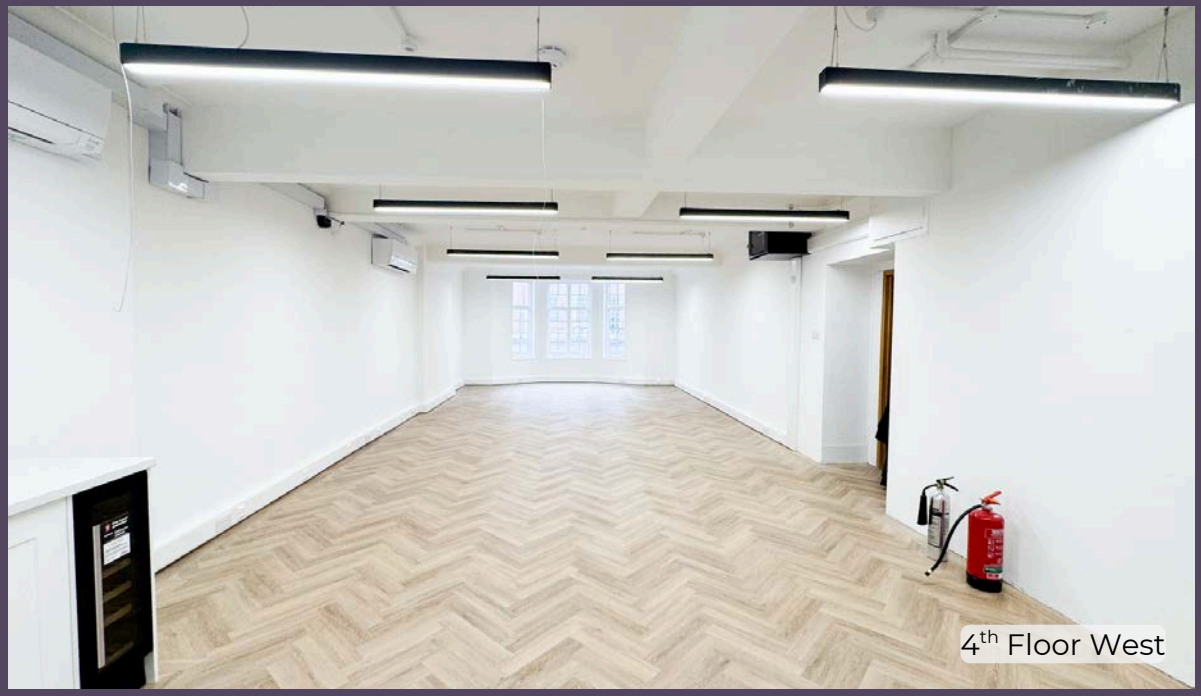
The common areas have recently undergone a light refurbishment, introducing clean, modern interiors and an improved arrival experience. Each of the available floors has also been refurbished to a good standard, providing fitted workspace with new LED lighting, perimeter trunking and comfort cooling throughout.

The suites range between approximately 600–700 sq ft, with options available to take floors either individually or in combination to suit an occupier's requirements. Further floor-by-floor details are set out below.









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

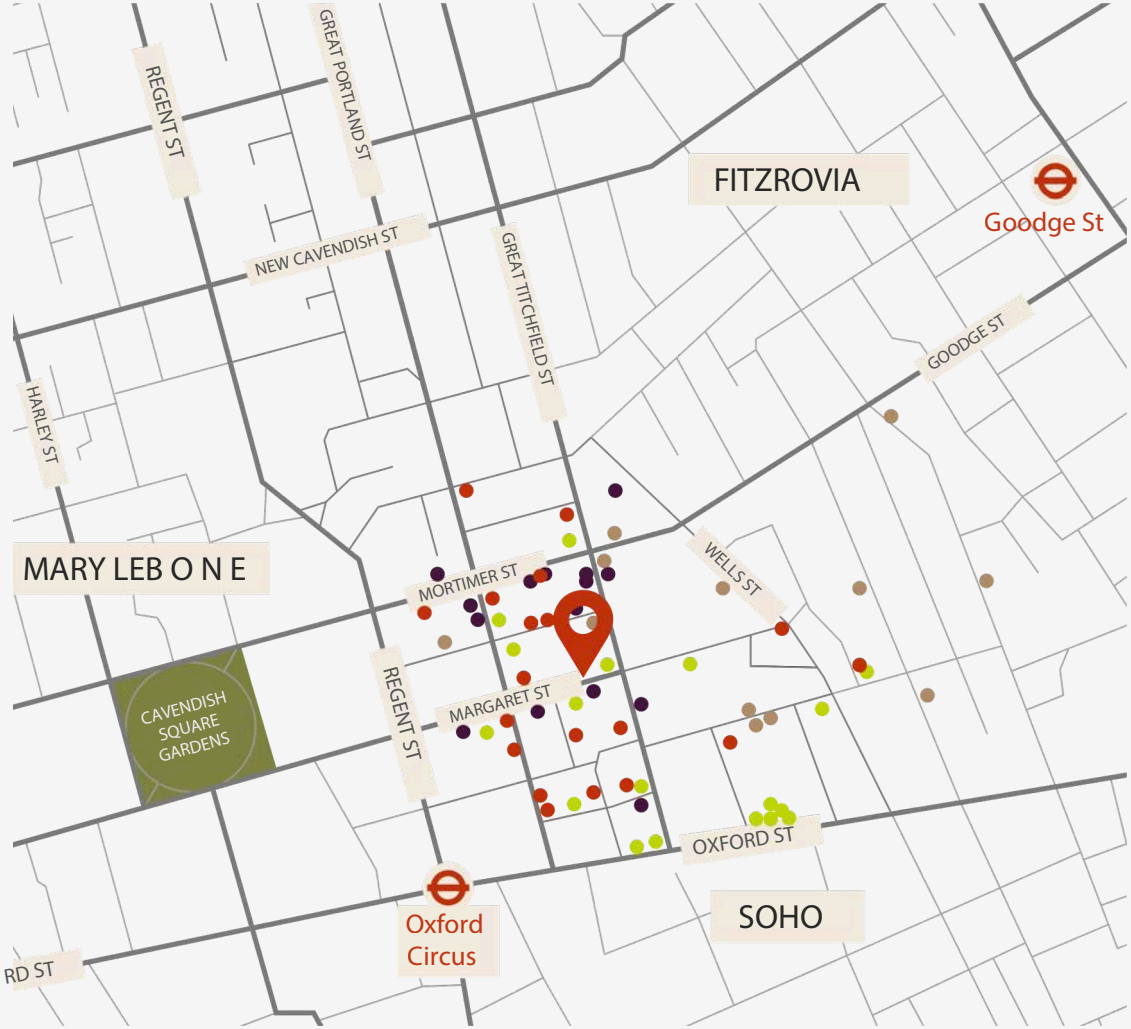
- Ab-Anbar Gallery
- Cookery School
- Gillian Jason Gallery
- Gilmoora House
- Hope 93
- Pi Artworks
- Sanderson London
- The Cartoon Museum
- The London EDITION
- The Mandrake
- The Newman Hotel
- Yield Gallery

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



63-64 Margaret Street



3rd Floor East



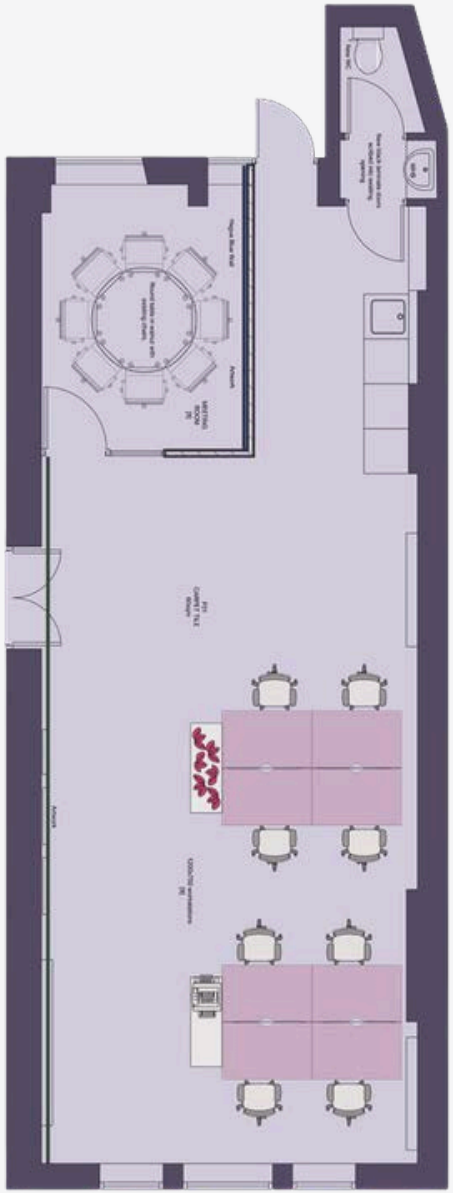
5th Floor East

63-64 Margaret Street

Features

- Open Plan with 1 Meeting Room
- Good Natural Light
- Central Heating
- Passenger Lift
- 24 Hour Access
- Perimeter Trunking
- Feature Lighting
- Carpeted
- Communal Showers
- Entry Phone
- Own Kitchenette
- Good Ceiling Height
- Own WC

Furniture packages available on negotiation



Typical Floor Plan

Financials

Floor	Size (sq. ft.)	Quoting Rent (p.a.) excl.	Status	Quoting Rent (psf)	Estimated Rates Payable (p.a.)	Service Charge (p.a.)	Estimated Occupancy Cost (p. a.)
2nd Floor West	727	£43,620	Under Refurbishment	£60.00	£19,980	£10,420	£74,020
3rd Floor East	760	£45,600	Under Offer	£60.00	£19,980	£11,456	£77,036
3rd Floor West	666	£39,960	Under Offer	£60.00	£17,928	£9,403	£67,291
4th Floor East	767	£46,020	Available	£60.00	£20,412	£9,971	£76,403
4th Floor West	645	£38,700	Under Refurbishment	£60.00	£16,092	£9,610	£64,402
5th Floor East	767	£46,020	Under Refurbishment	£60.00	£19,872	TBC	£65,892
5th Floor West	534	£31,775	Under Offer	£60.00	£13,932	TBC	£45,707
Whole	4,866	£291,695	/	£60.00	£128,196	£50,860	£470,751

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

Scaled floor plans available on request.

VAT

The building is registered for VAT

EPC

Available upon request.

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

Matthew Mullan

07741 909 806
Matthewm@rib.co.uk

Jim Clarke

07889 456 957
Jim@rib.co.uk

Thomas D'arcy

07909 259 004
Thomas@rib.co.uk

ROBERT IRVING BURNS

On Behalf Of Langham Estate

Financials

Floor	Size (sq. ft.)	Quoting Rent (p.a.) excl.	Quoting Rent (psf)	Estimated Rates Payable (p.a.)	Service Charge (p.a.)	Estimated Occupancy Cost (p. a.)
2nd Floor West	727	£45,437	£62.50	£16,592	TBC	£62,029
3rd Floor East	760	£45,600	£60.00	£16,592	TBC	£62,192
3rd Floor West	666	£39,960	£60.00	£14,845	TBC	£54,805
4th Floor East	767	£44,102	£57.50	£16,966	TBC	£61,068
4th Floor West	645	£37,087	£57.50	£13,348	TBC	£50,435
5th Floor East	767	£42,185	£55.00	£16,592	TBC	£58,777
5th Floor West	534	£29,370	£55.00	£11,851	TBC	£41,221
Whole	4,866	£283,741	£58.31	£106,786	TBC	£390,527

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 building is registered for VAT

EPC

D91

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. February 2025

Contact us

Freddie Brett
0207 927 6575
Freddie@rib.co.uk

Jim Clarke
020 7927 0631
Jim@rib.co.uk

Matthew Mullan
020 7927 0622
Matthewm@rib.co.uk

RIB
ROBERT IRVING BURNS