



47-50 Margaret Street

Offices to let

The
Langham
Estate

Explore three *newly refurbished* offices in this timeless heritage building



47-50 Margaret Street is located on the south side of Margaret Street, positioned between Regent Street and Great Portland Street, in the heart of vibrant Fitzrovia Quarter.

The property is moments away from the international retail thoroughfare of Oxford Street & Regent Street and a short walk away from Regent's Park. The area has excellent transport links including 8 underground tube lines spread across 8 stations, as well as the Elizabeth Line.

47-50 Margaret Street

Refurbished office
spaces available to let
in the heart of Fitzrovia
Quarter, ranging from
390 to 2,510 sq ft





24h Access



Passenger lift



LED lighting



Newly refurbished



Furniture packages available



Air Conditioning



Prime location



Communal WCs



Wood flooring



Central heating



Excellent natural light



Perimeter trunking



The Building



Fourth Floor West				Let
Fourth Floor East	691 Sq Ft	64.19 Sq M		Available
Third Floor West	389 Sq Ft	36.14 Sq M		Available
Third Floor East	2,508 Sq Ft	233.00 Sq M		Available
Second Floor West				Let
Second Floor East				Let
First Floor West				Let
First Floor East				Let
Ground Floor & Basement				Let



Third Floor (East)





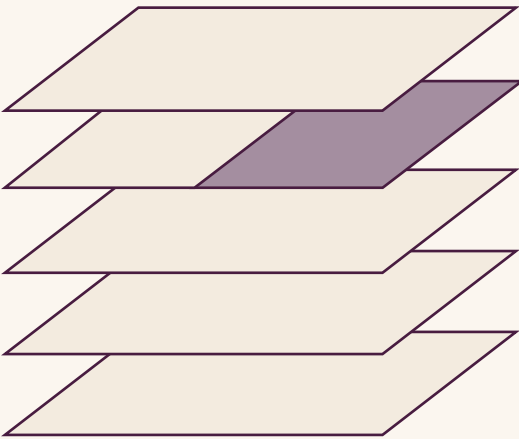
Third Floor (East)

Office	2,508 sq.ft	233.00 sq.m.
Rent	£ 69.50 PSF	£ 174,306 PA

PROPOSED LAYOUT



Accomodation schedule	
1200 Workstations	14
Flexible Meeting room x4-10	01
Touchdown x6	01
Soft Seating	02
Teapoint	01



- Fourth Floor
- Third Floor (East)
- Second Floor
- First Floor
- Ground Floor





Third Floor (West)



Third Floor (West)

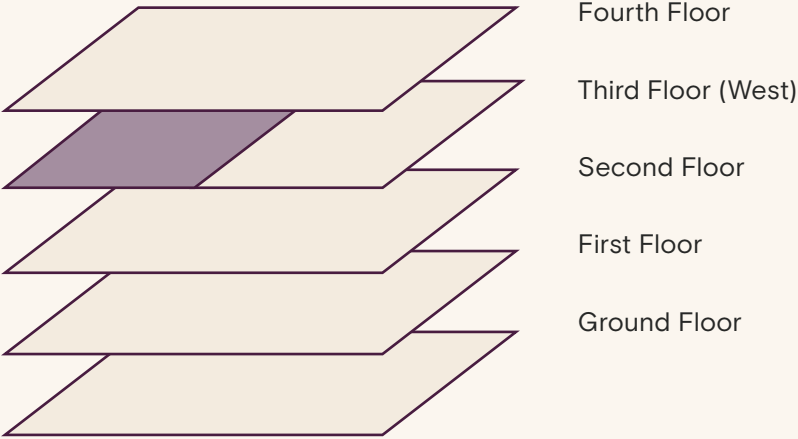
Office	389 sq.ft	36.14 sq.m.
Rent	£ 62.50 PSF	£ 24,312 PA

PROPOSED LAYOUT



Accomodation schedule	
Team table x6	01
Soft Seating	01

Scale 1:100



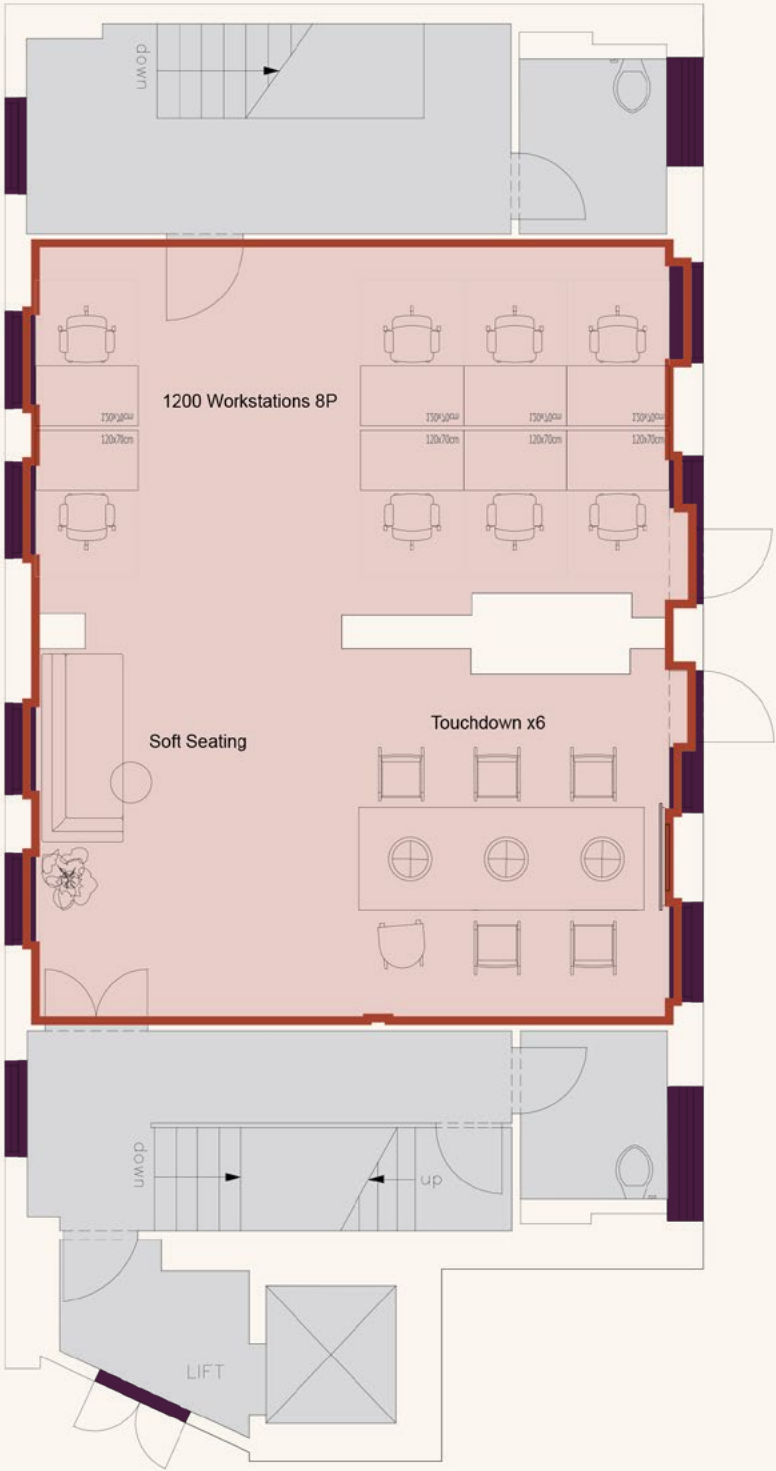
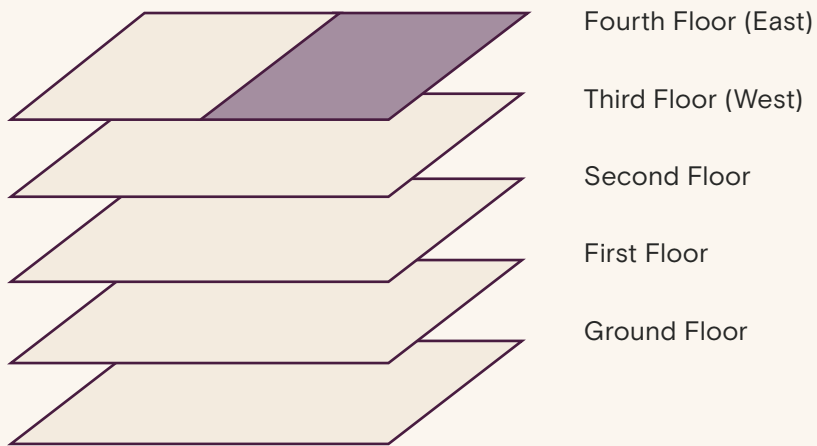


Fourth Floor (East)



Fourth Floor (East)

Office	691 sq.ft	64.19 sq.m.
Rent	£ 62.50 PSF	£ 43,187 PA



PROPOSED LAYOUT



Accomodation schedule

1200 Workstations	08
Touchdown x6	01
Soft Seating	01





Covent Garden

15 Mins



Tottenham
Court Rd

7 Mins

Charing Cross

15 Mins

Soho

7 Mins

Oxford St

3 Mins

Oxford Circus

2 Mins

Cavendish Sq

8 Mins

Bond St

11 Mins

Goode St

10 Mins

47-50
Margaret St

47-50 Margaret Street

The Location

Discover your perfect location

Food & Drinks

- 1947 London
- Arros QD
- Burger & Lobster
- Costa
- Dal Fiorentino
- Drunch
- Faros Restaurant
- Honest Burgers
- Kaffeine
- 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

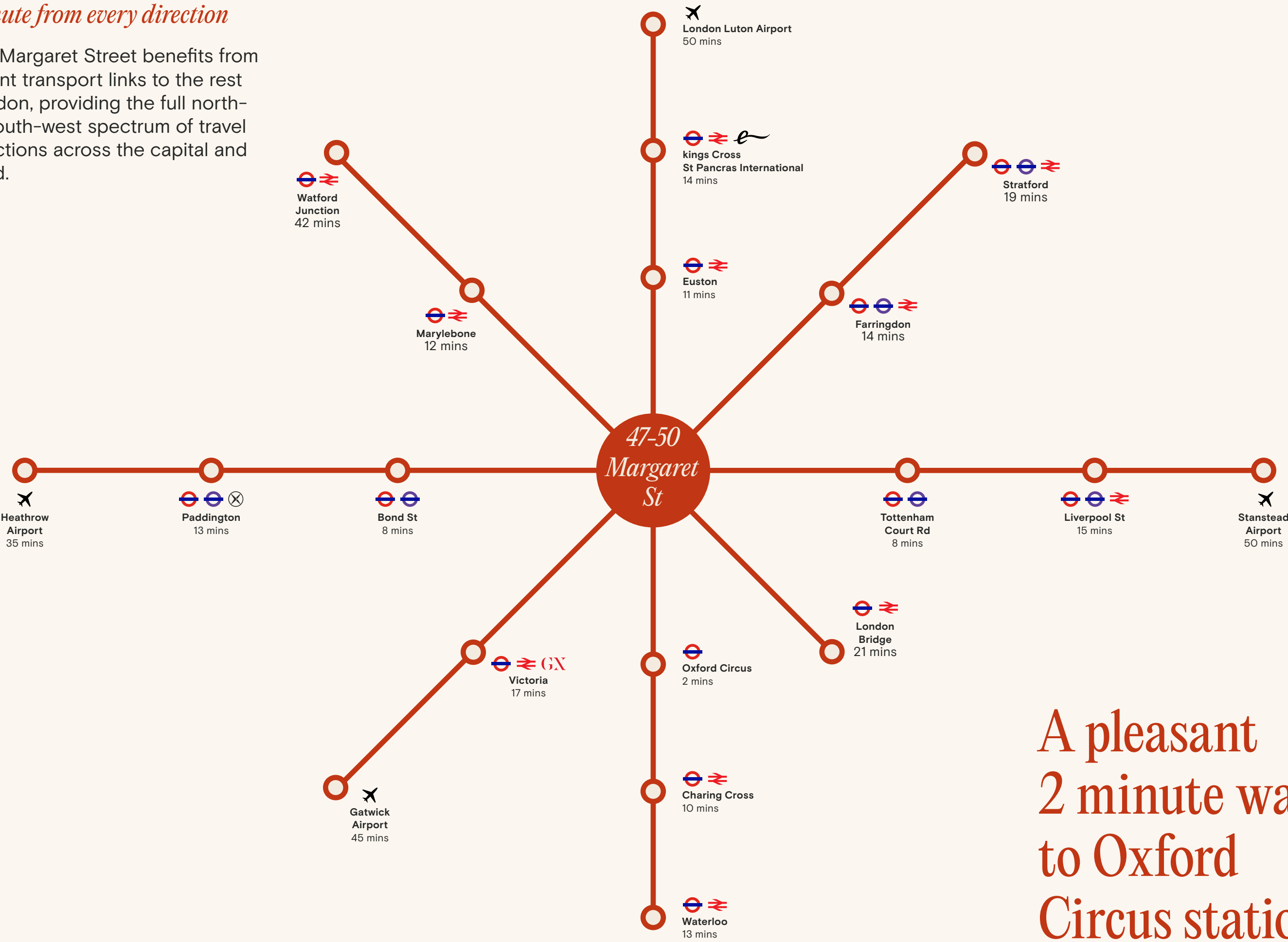
Shopping

- 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



Commute from every direction

47-50 Margaret Street benefits from excellent transport links to the rest of London, providing the full north-east-south-west spectrum of travel connections across the capital and beyond.



A pleasant
2 minute walk
to Oxford
Circus station



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

B

Current EPC Rating

FQ

Life *in* Fitzrovia Quarter



FITZROVIA QUARTER



Explore our neighbourhood

Contact

47-50 Margaret Street

For further information, please contact us
or visit the website

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