

RIB

ROBERT IRVING BURNS

72 MARGARET STREET

LONDON W1

1,053 SQ.FT.

3RD FLOOR

72 MARGARET STREET

TO LET

BRIGHT OFFICE FLOOR IN THE
HEART OF OXFORD CIRCUS

FULLY FURNISHED

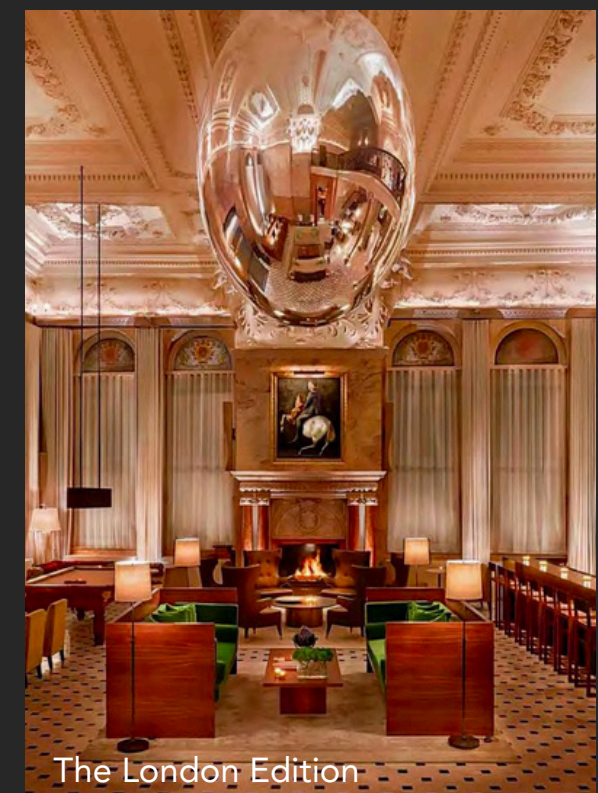
1,053 SQ.FT.
3RD FLOOR



LOCATION



Vapiano



The London Edition



Kaffeine



Arros QD

The premises is situated on the east side of Margaret Street close to its junction with Great Titchfield Street. Market Place & Eastcastle Street, offering a range of eateries and bars, is a short walk away.

Oxford Circus Underground Station (Central, Bakerloo & Victoria Lines) is a 5 minute walk from the property.

DESCRIPTION

This office space was recently refurbished in 2024 is arranged over the 3rd floor of 72 Margaret Street. The interior and common parts of the unit underwent extensive refurbishment to deliver a modern sleek finish throughout.

The space benefits from engineered timber flooring, LED lighting, kitchenette, communal WCs, heating and new air conditioning. There have since been two meeting rooms added to the space.

The space is flooded by natural light afforded from front and rear. The building further benefits from entry phone system and passenger lift. There is cycle racking outside of the property.



AMENITIES

Comfort Cooling

Excellent Natural Light (Front & Rear)

Passenger Lift

Entry Phone System

LED Lighting

2 x Meeting Rooms (6 & 4 person)

Fully Furnished (16 Desks)

Fibre Connection (Not Tested)

Engineered Tiber Floor

Fitted Open Plan Kitchen & Breakout Area



FINANCIALS

FLOOR	3RD
Total Size (sq.ft.)	1,053
Passing Rent (p.a.) excl.	£80,000
Service Charge	£11,724
Estimated Rates Payable (p.a.)	£24,077
Estimated Occupancy Cost excl. (p.a.)	£115,801

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.

ACCOMMODATION

Net Internal Area

Third Floor 1,053 SQ FT / 96.1 SQM



Layout for indicative purposes.

FURNITURE

For full furniture schedule please speak with a member of the team.

LEASE

Option 1: A sublease for a term to be agreed.

Option 2: Assignment of the existing lease dated 14th January 2025 for a term of years, outside of the landlord and tenant act 1954. There are tenant only break clauses on 13th January 2027 and 13th January 2028

Option 3: Simultaneous surrender of the existing lease with granting of a new lease direct with the landlord for a term to be agreed and outside of the landlord and tenant act 1954.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

VAT

The Property is Elected for VAT.

FLOOR PLANS

Available on request.

Anti-Money Laundering Regulations In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/ source of funds, showing how the transaction is going to be funded may be required.

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. July 2025.

CONTACT US

Jim Clarke

020 7927 0631

Jim@rib.co.uk

Matthew Mullan

020 7927 0622

Matthewm@rib.co.uk

Ben Kushner

07956 125 543

Ben.k@rib.co.uk

Thomas D'arcy

020 7927 0648

Thomas@rib.co.uk

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