

RIB

ROBERT IRVING BURNS



-LONDON W1-

63-64 Margaret Street

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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
- Pahlı Hill & Bandra Bhai
- Rhum Tavern
- The Cocktail Club
- The Oxford Market
- The Salad Project
- The Social
- Vapiano
- Wahaca
- Yalla Yalla

Wellness

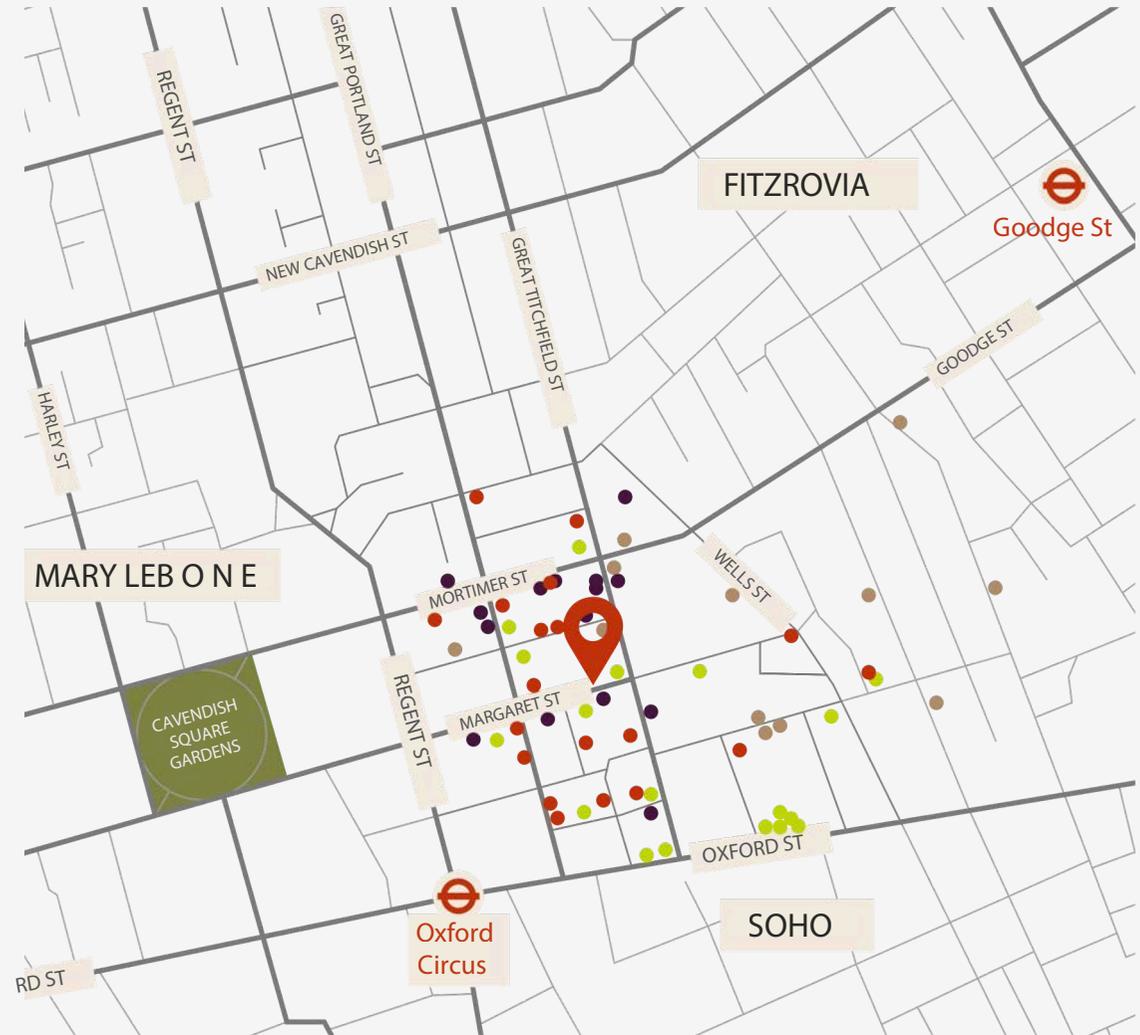
- Cavendish Clinic
- CliniCity
- F45
- FS8
- LAPO Skincare
- Nicola Clarke
- PerformancePro Fitness
- Pied de Poule
- Psytle
- REVIV
- RowBots Fitzrovia
- Solo60
- Sun Kyeong London
- the a.b.c. smile
- The Beauty Club London
- Wumman Spa

Culture & Lifestyle

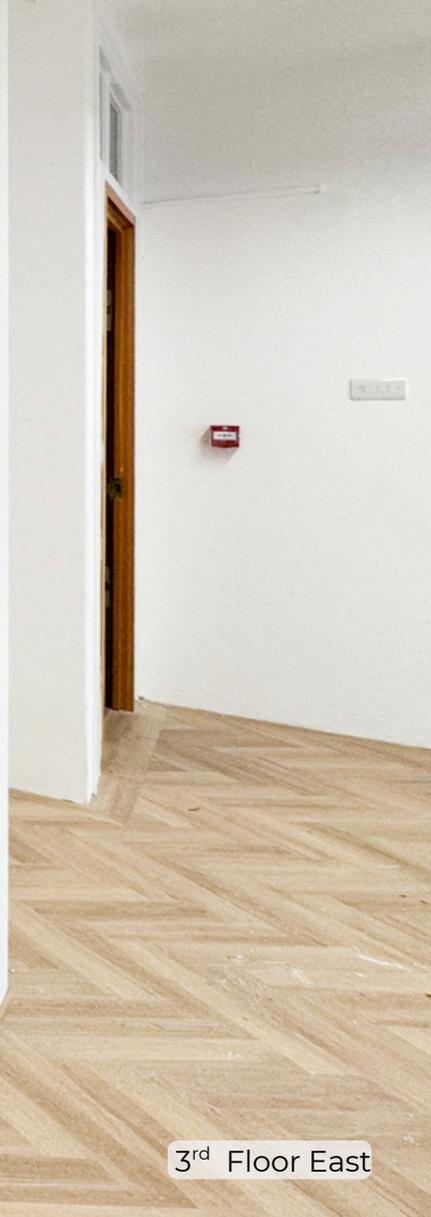
- Ab-Anbar Gallery
- Cookery School
- Gillian Jason Gallery
- Gilmoora House
- Hope 93
- Pi Artworks
- Sanderson London
- The Cartoon Museum
- The London EDITION
- The Mandrake
- The Newman Hotel
- Yield Gallery

Shopping

- Arlettie
- Baltic Watches
- David Wej Lagos
- Dr Martens
- Dune
- Folk
- Hawes & Curtis Ltd.
- Hollland & 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

63-64 Margaret Street



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.	Quoting Rent (psf)	Estimated Rates Payable (p.a.)	Service Charge (p.a.)	Estimated Occupancy Cost (p. a.)
2nd Floor West	727	£43,620	£60.00	£14,364	£10,420	£68,404
3rd Floor East	760	£45,600	£60.00	£14,364	£11,456	£71,420
3rd Floor West	666	£39,960	£60.00	£12,852	£9,403	£62,215
4th Floor East	767	£46,020	£60.00	£14,688	£9,971	£70,679
4th Floor West	645	£38,700	£60.00	£11,556	£9,610	£59,866
5th Floor East	767	£46,020	£60.00	£14,688	TBC	£60,384
5th Floor West	534	£32,040	£60.00	£10,260	TBC	£42,300
Whole	4,866	£291,960	£60.00	£92,448	£50,860	£435,268

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. February 2026.

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On Behalf Of Langham Estate

