



FITZROVIA W1

Third Floor Office To Let

2,149 sq ft



DESCRIPTION

The premises comprise a prominent corner-positioned third floor unit that is set to undergo a comprehensive refurbishment, delivering high-quality, open-plan accommodation finished to the landlord's specification. The proposed works will include:

- New engineered timber flooring
- A certificated comfort cooling system (installed at the landlord's cost and responsibility)
- New perimeter trunking
- Fully open-plan office accommodation
- Capped-off services, allowing occupiers flexibility in configuring their own kitchen and meeting facilities
- New LED lighting throughout
- Full internal redecoration

The accommodation is accessed via either a passenger lift or an internal staircase and will provide bright, flexible workspace with excellent natural light. Benefitting from Class E use, the premises are suitable for a broad range of occupiers, including office, wellness, showroom and creative businesses, together with other Class E uses, subject to any necessary statutory consents.

FLOOR SPLITS

Floor	Approximate Area
Ground Floor	1,960 sq ft
Third Floor	2,149 sq ft
TOTAL	4,109 SQ FT

FINANCIALS

	3RD FLOOR
Size (sq.ft.)	2,149
Quoting Rent (p.a.) excl.	£139,685
Service Charge	£34,063
Estimated Rates Payable (p.a.)	£75,840
ESTIMATED OCCUPANCY COST EXCL. (P.A.)	£231,348

[CLICK TO VIEW GF DETAILS](#)

66 - 68 Margaret Street





CGI OF 3RD FLOOR REFURBISHMENT

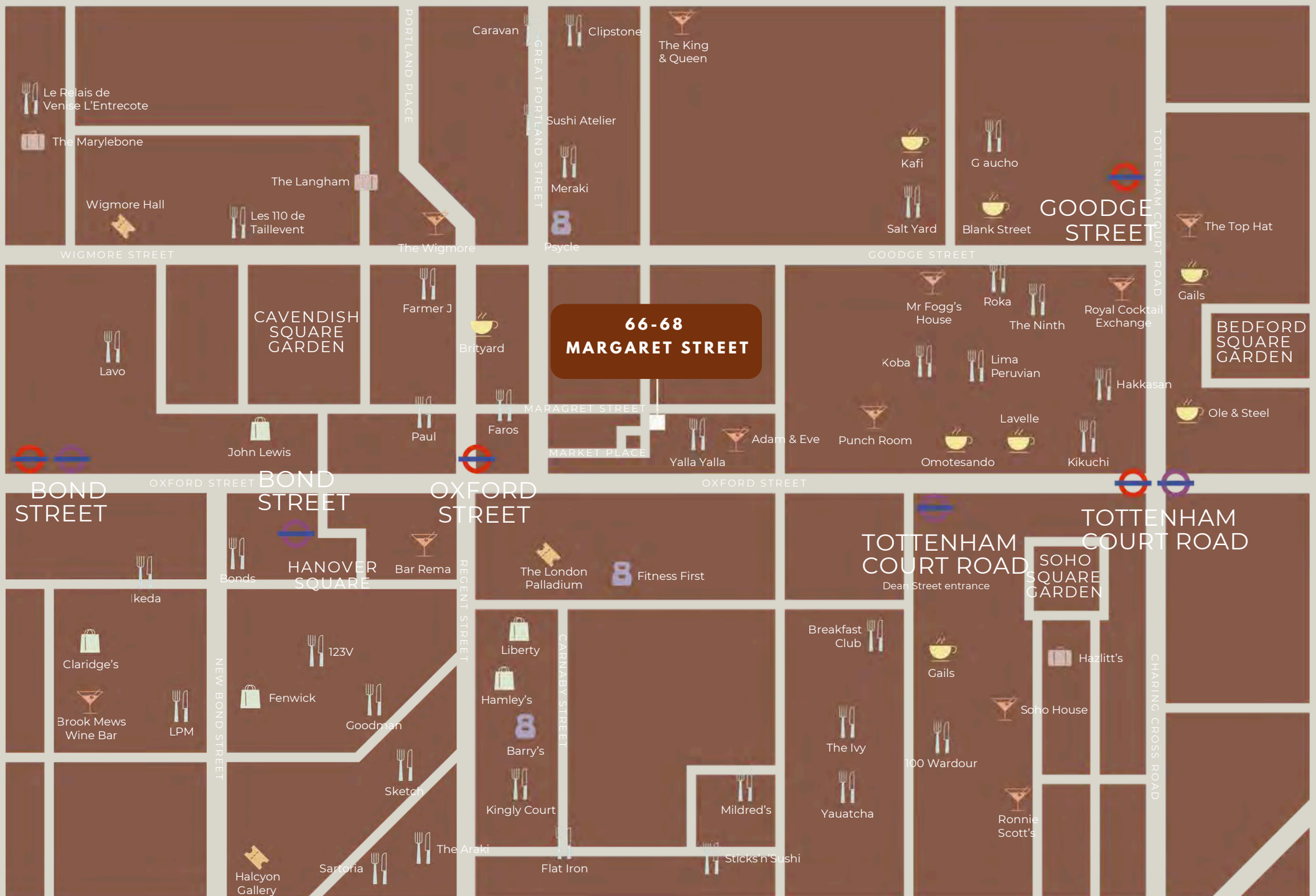


3RD FLOOR

HEART OF THE WEST END

Located at 66-68 Margaret Street, the property sits in the heart of London's vibrant West End, moments from Oxford Street and Regent Street. Surrounded by an outstanding mix of retail, restaurants, cafés and hotels, it also benefits from excellent connectivity via Oxford Circus, Tottenham Court Road and Bond Street stations.





LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

G - 34 B
3rd - 29 B

FLOOR PLANS

Available upon request.

Restricted Use:

Please note that there are restrictions under the headlease.
For further information, please speak to a member of the team.

CONTACT US

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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.

RIB

ROBERT IRVING BURNS

