

# The Langham Estate



51-53 Margaret  
Street, London,  
W1W 8RA

1ST FLOOR WEST  
450 SQ FT | 41.81 SQ M  
OFFICE TO LET



Computer-Generated Imagery (CGI) for illustrative purposes only



[Langhamestate.com](https://Langhamestate.com)

020 7580 5656

## 51-53 Margaret Street - 1st Floor West



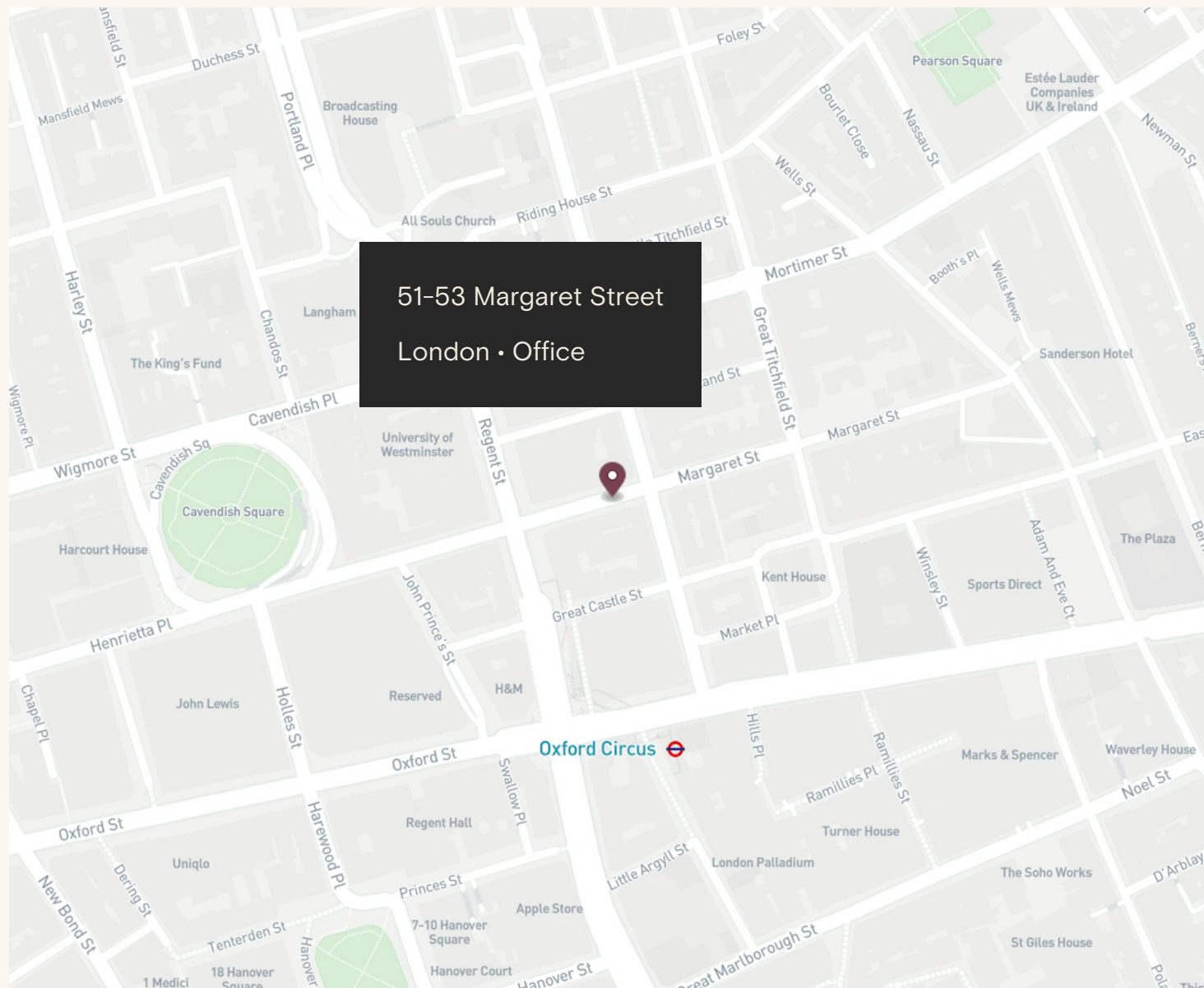
### Location

Located in London's West End, 51-53 Margaret Street is situated on the south side of Margaret Street between Regent Street and Great Portland Street.

Transport links are excellent, with Oxford Circus Underground Station just a short walk away, providing access to multiple tube lines. Additionally, Bond Street station, served by the Elizabeth Line, and Goodge Street station are within easy reach, ensuring seamless connectivity throughout London and beyond. This strategic location makes 47-50 Margaret Street an ideal spot for both work and leisure.

### Connectivity

|                      |             |
|----------------------|-------------|
| Oxford Circus        | 2 mins walk |
| Bond Street          | 8 mins walk |
| Goodge Street        | 8 mins walk |
| Tottenham Court Road | 9 mins walk |



51-53 Margaret Street - 1st Floor West

Four alternative suites  
ranging from 450-591 sq ft





# 51-53 Margaret Street - 1st Floor West



## Features

- Wood Flooring
- Excellent Natural Light
- 24 Hours Access
- Entry Phone
- LED Lighting
- Air Conditioning
- Newly Refurbished
- Perimeter Trunking
- Open Plan

## Details

### Floor Area

450 SQ FT / 41.81 SQ M

### Rent

£59.50 per sq ft

### Lease Terms

A new Full Repairing & Insuring Lease is available for a term by arrangement, outside the Landlord & Tenant Act 1954.

### Possession

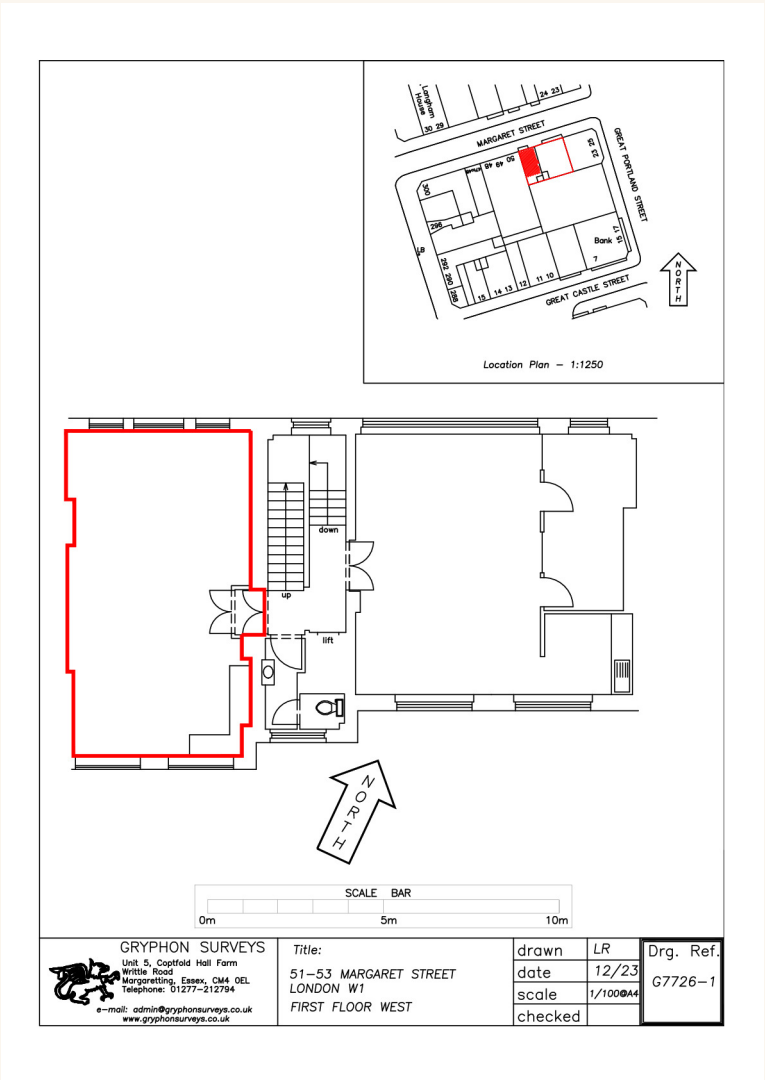
Immediate upon completion of legal formalities

### Legal Costs

Each party to be responsible for their own legal costs

### VAT

Pricing exclusive of V.A.T





| Name       | sq ft | sq m   | Availability |
|------------|-------|--------|--------------|
| 1st - West | 450   | 41.81  | Available    |
| 2nd - West | 500   | 46.45  | Available    |
| 3rd - East | 591   | 54.91  | Available    |
| 4th - West | 450   | 41.81  | Available    |
| Total      | 1,991 | 184.98 |              |

# Schedule of Areas





# 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



LED Lighting



EPC Rating

FQ

# *Discover* Fitzrovia *Quarter*



FITZROVIA QUARTER



Explore our neighbourhood

# The Langham Estate

[langhamestate.com](http://langhamestate.com)

For further information call

020 7580 5656

**Malcolm Cohen**

[malcolm.cohen@langhamestate.com](mailto:malcolm.cohen@langhamestate.com)

07526 189 462

020 7907 4983

**Sabina Bathurst**

[sabina.bathurst@langhamestate.com](mailto:sabina.bathurst@langhamestate.com)

020 7907 4960

07355 603 106

