

# The Langham Estate

75-77 Margaret  
Street

Fitzrovia, London  
W1

FIFTH FLOOR  
1,713 SQ FT | 159.14 SQ M  
TRENDY OFFICE SUITE  
TO LET



Computer-Generated Imagery (CGI) for illustrative purposes only



## *The Location*

Nestled between Marylebone and Fitzrovia, Margaret Street was once at the fashionable epicentre of London's rag trade.

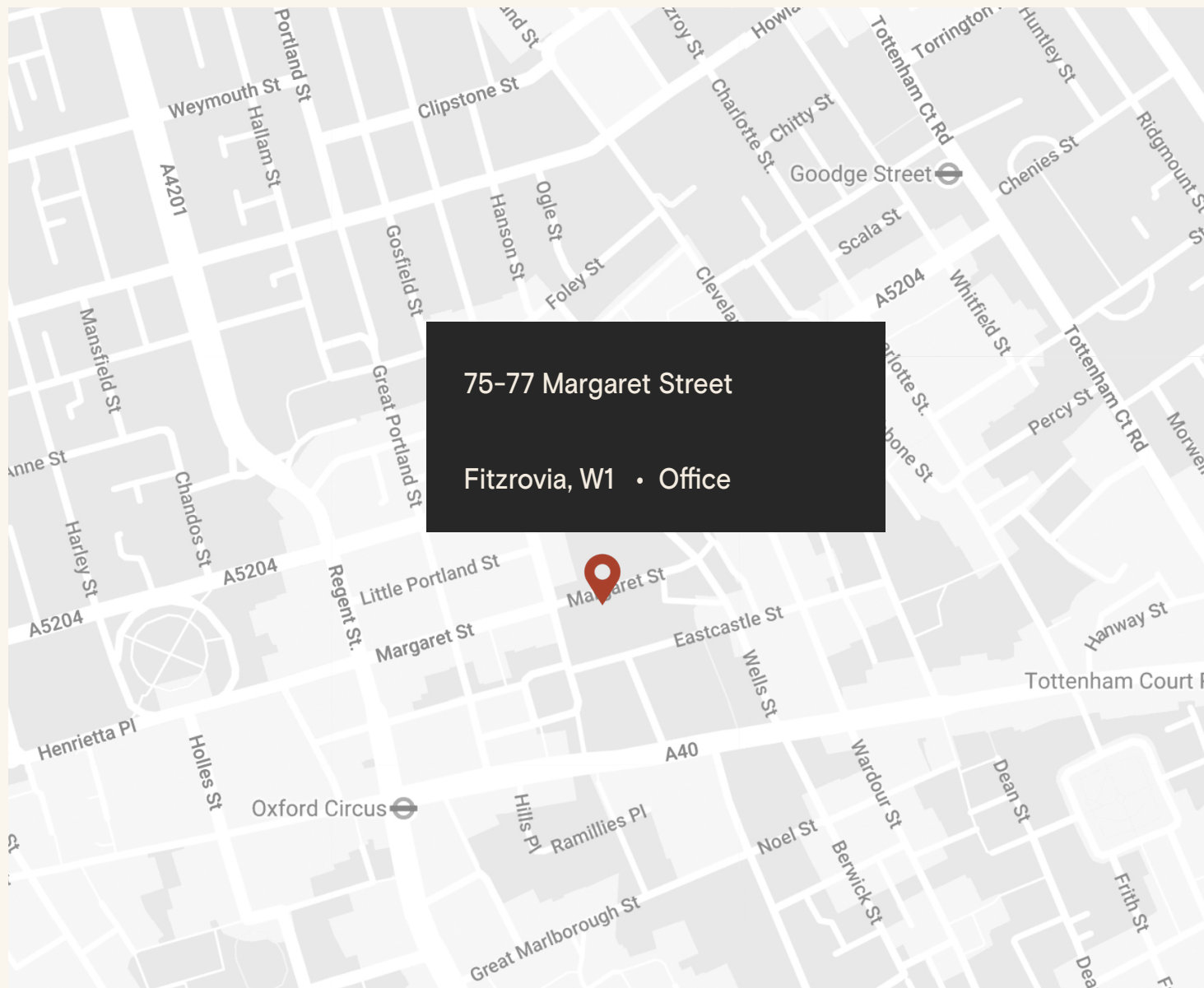
Architectural gems such as the Victorian Grade I listed All Saints Church stand as testament to this road's rich heritage, while its modern-day popularity with creative media businesses adds a contemporary twist.

The building is located on the south side of Margaret Street between Great Titchfield Street and Wells Street, in the heart of vibrant Fitzrovia.

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 6 overground and underground tube lines spread across 6 stations as well as the Elizabeth Line.

## *Connectivity*

Oxford Circus	5 min walk
Tottenham Court Road	9 min walk
Bond Street	10 min walk
Goodge Street	10 min walk
Great Portland Street	14 min walk
Regent's Park	16 min walk
Warren Street	17 min walk
Euston Square	19 min walk





75-77 Margaret Street | 5<sup>th</sup> Floor

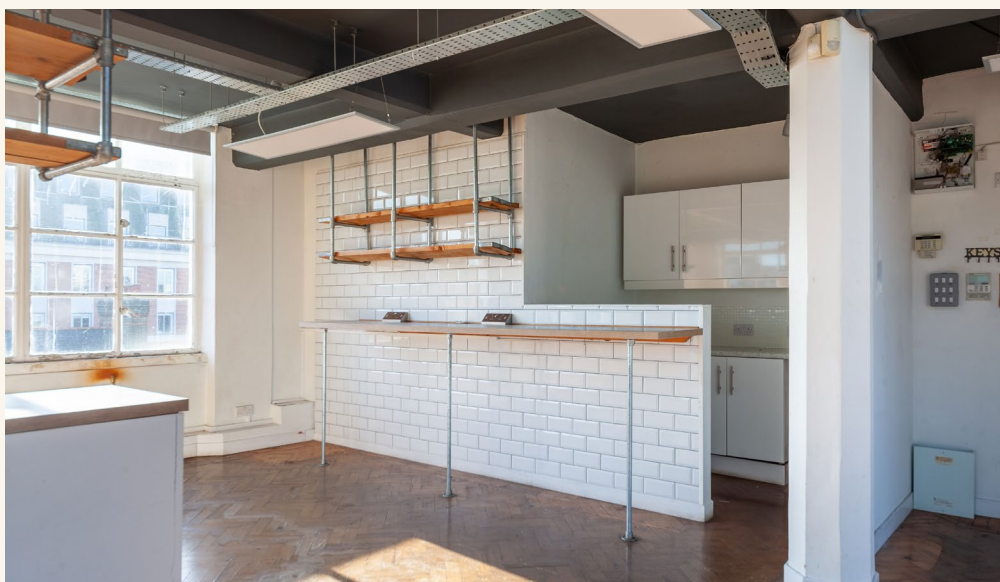
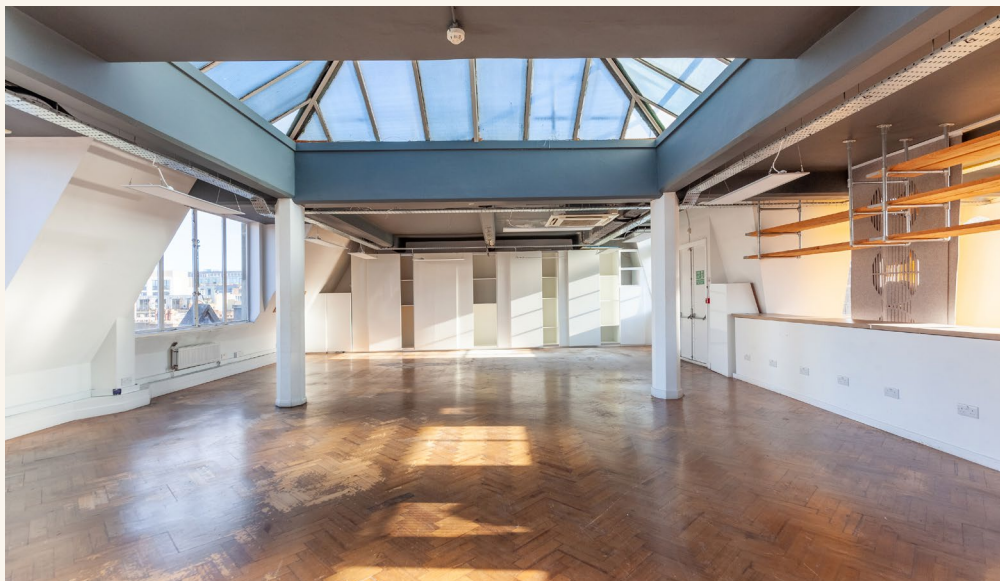


1,713 sq ft  
office space at the  
very centre of Fitzrovia.









## Features

- Open Plan
- One Meeting Room
- Excellent Natural Light
- Fitted Kitchen
- Excellent Ceiling Height
- Central Heating
- Skylight
- Passenger Lift
- Feature Lighting
- 24 Hour Access
- Wood Flooring
- Perimeter Trunking

## Details

### Floor Area

1,713 SQ FT / 159.1 SQ M

### Rent

On application

### 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

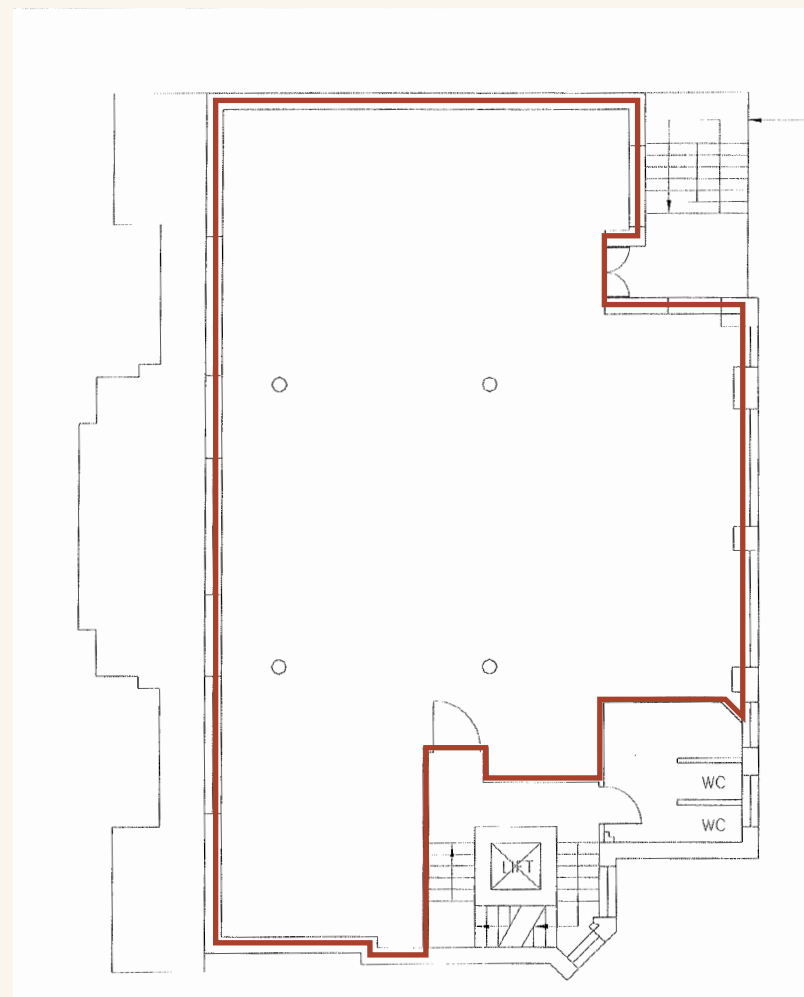
Each party to be responsible for their own legal costs

### Furniture

Furniture packages available on negotiation

### V.A.T.

Pricing exclusive of V.A.T.







Floor	Sq Ft	Sq M
Fifth	1,713	159.1
Fourth	2,080	193.2
Second (Rear)	1,218	113.2
Second (Front)	2,256	209.6
First (Rear)	1,218	113.2

# Schedule of Areas





75-77 Margaret Street | 5<sup>th</sup> Floor



# 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



Current EPC Rating  
(awaiting new assessment)



FQ



# *Discover* Fitzrovia Quarter



FITZROVIA QUARTER



Explore our neighbourhood



# The Langham Estate

Langhamestate.com

For further information call

# 020 7580 5656



**Malcolm Cohen**

malcolm.cohen@langhamestate.com

020 7907 4983

07526 189 462

**Daniel Yershon**

daniel.yershon@langhamestate.com

020 7907 4986

07731 985 129

**William Spencer**

william.spencer@langhamestate.com

020 7907 4960

07707 875 082

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