



**13 - 14 MARGARET STREET
LONDON, W1W 8RN**

**NOHO / FITZROVIA
CREATIVE FLOOR
TO LET – 2nd FLOOR
2,500 sq ft - 232 sqm**



LOCATION: The property is located in a prominent corner position with Great Titchfield Street, close to Market Place. Oxford Circus (Central, Victoria and Bakerloo lines) Tottenham Court Road (Northern and Central lines) and Bond street stations (Central and Jubilee lines) are all within a short walking distance.

ACCOMMODATION:

Comprising of the entire 2nd floor which totals 2,500 sq ft. Highly attractive corner building with superb natural light. These media style offices provide a large open plan area, plus boardroom, additional meeting rooms and Kitchen.

LONIC
020 7486 0900

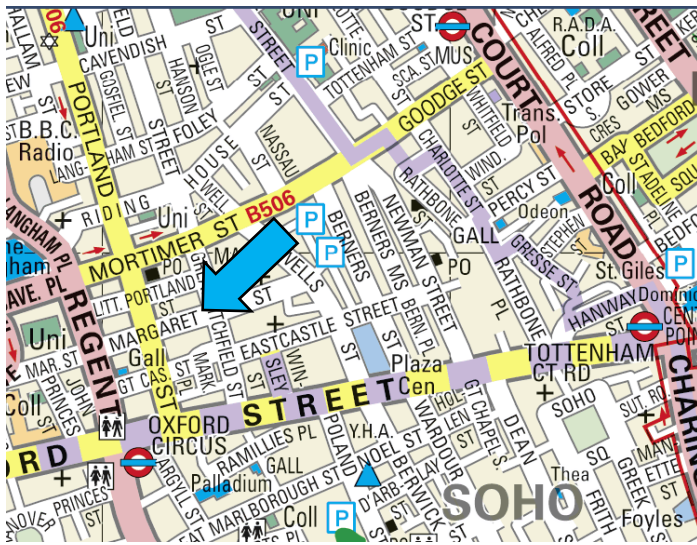


**Viewings Strictly by
appointment through
sole agents:**

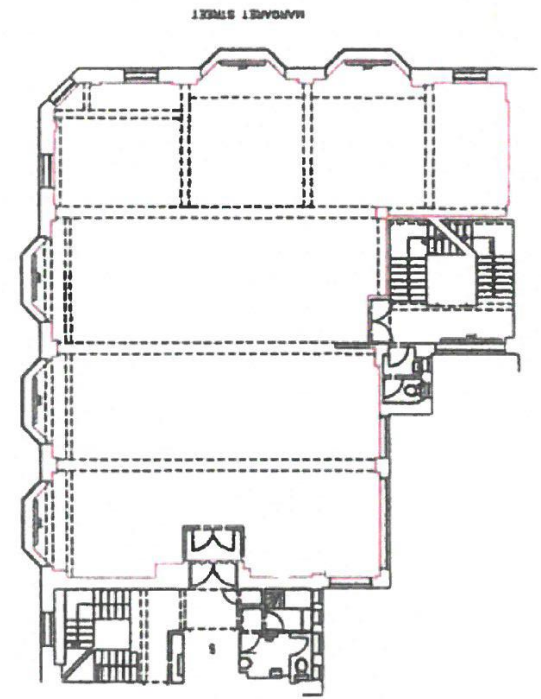
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020 7486 0900



View from office



Floor Plan



AMENITIES:

FULLY FITTED

GAS CENTRAL HEATING

TOILET FACILITIES

BOARDROOM

PASSENGER & GOODS LIFT

FIBRE

FANTASTIC NATURAL LIGHT

PERIMETER TRUNKING

A/C

24 HOUR ACCESS

KITCHEN

HIGH CEILINGS WITH EXPOSED

DOWNSTAND BEAMS

APPROXIMATE COSTS

| RENT | BUSINESS RATES PAYABLE | SERVICE CHARGE | TOTAL INCLUSIVE COST PER ANNUM/MONTH |
|----------------------------|------------------------|-----------------------|--------------------------------------|
| £149,375 (£59.75 SQ FT) | £60,000 (£24 SQ FT) | £22,500 (£9 SQ FT) | £231,875 £19,322 |

LEASE: a new sub lease is available until June 2021.

The lease will be excluded from the Landlord and Tenant Act 1954.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. This should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted exclusive of VAT where appropriate.

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