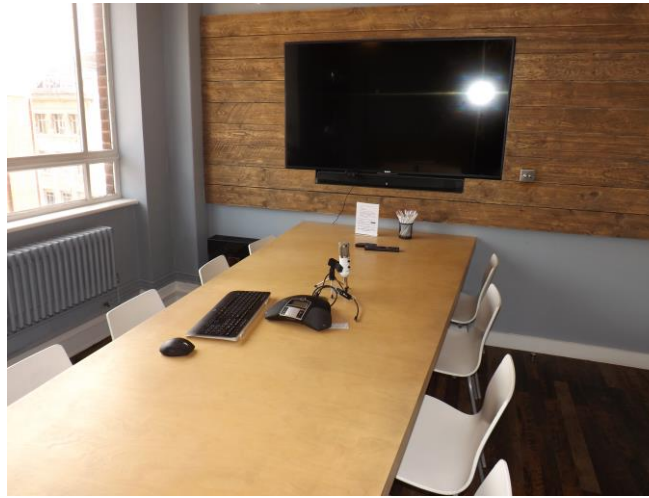




**66 - 68 MARGARET STREET
LONDON, W1W 8SR**

**NOHO / FITZROVIA
CREATIVE FLOOR
TO LET – 4th FLOOR
2,135 sq ft - 198 sqm**



LONIC
020 7486 0900

LOCATION: The property is located on the South side of Margaret Street at its junction with Great Titchfield Street in the heart of NOHO. 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:

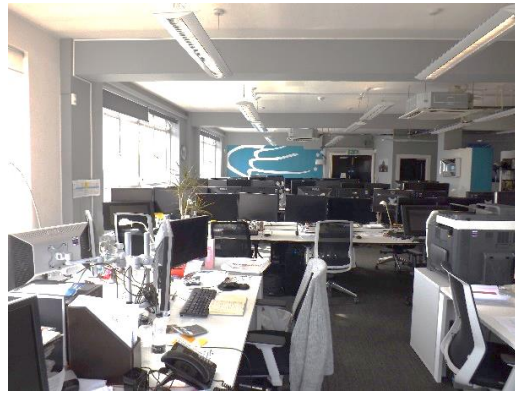
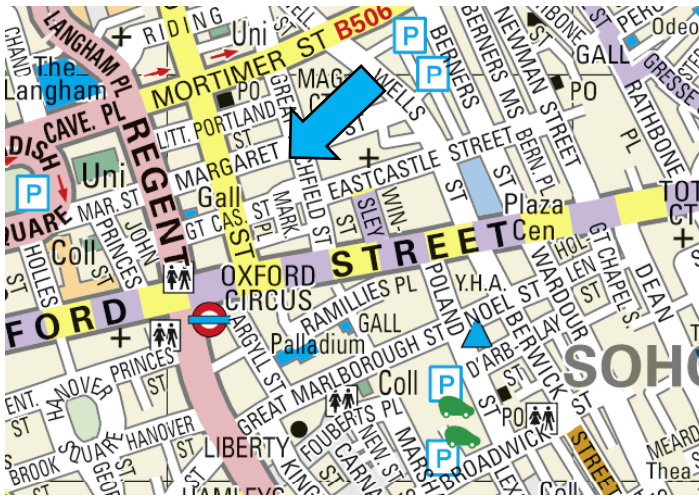
Comprising of the entire 4th floor which totals 2,135 sq ft. These media style offices provide a large open plan area, plus boardroom, additional meeting room and Kitchen/breakout area. Benefiting from having high ceilings, passenger lift and goods lift, **very high specification IT server room and 10 GB fibre connection** with exposed services. Ideal for companies requiring additional/overflow or plug & play accommodation.

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

Michael Firestone
mf@lonic.eu
020 7486 0900

Sam Simon
sam@lonic.eu
020 7486 0900

Stephen Feiner
sf@lonic.eu
020 7486 0900



Floor Plan

AMENITIES:

- FULLY FITTED PLUG & PLAY WITH 45 DESKS
- FANTASTIC NATURAL LIGHT
- PERIMETER TRUNKING
- GAS CENTRAL HEATING
- A/C
- TOILET FACILITIES
- 24 HOUR ACCESS
- BOARDROOM
- KITCHENETTE
- PASSENGER & GOODS LIFT
- 10 GB FIBRE

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APPROXIMATE COSTS

RENT	BUSINESS RATES PAYABLE	SERVICE CHARGE	TOTAL INCLUSIVE COST PER ANNUM/MONTH
£90,468 (£42.37 SQ FT)	£45,600 (£21.35 SQ FT)	£22,000 (£10.30 SQ FT)	£158,000 £13,170

LEASE: The office floor is available by way of an assignment until September 2019 or a new lease is available on terms to be agreed.

The lease is inside the security of tenure provisions of the Landlord and Tenant Act 1954. (offers invited for the fixtures & fittings)

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.