

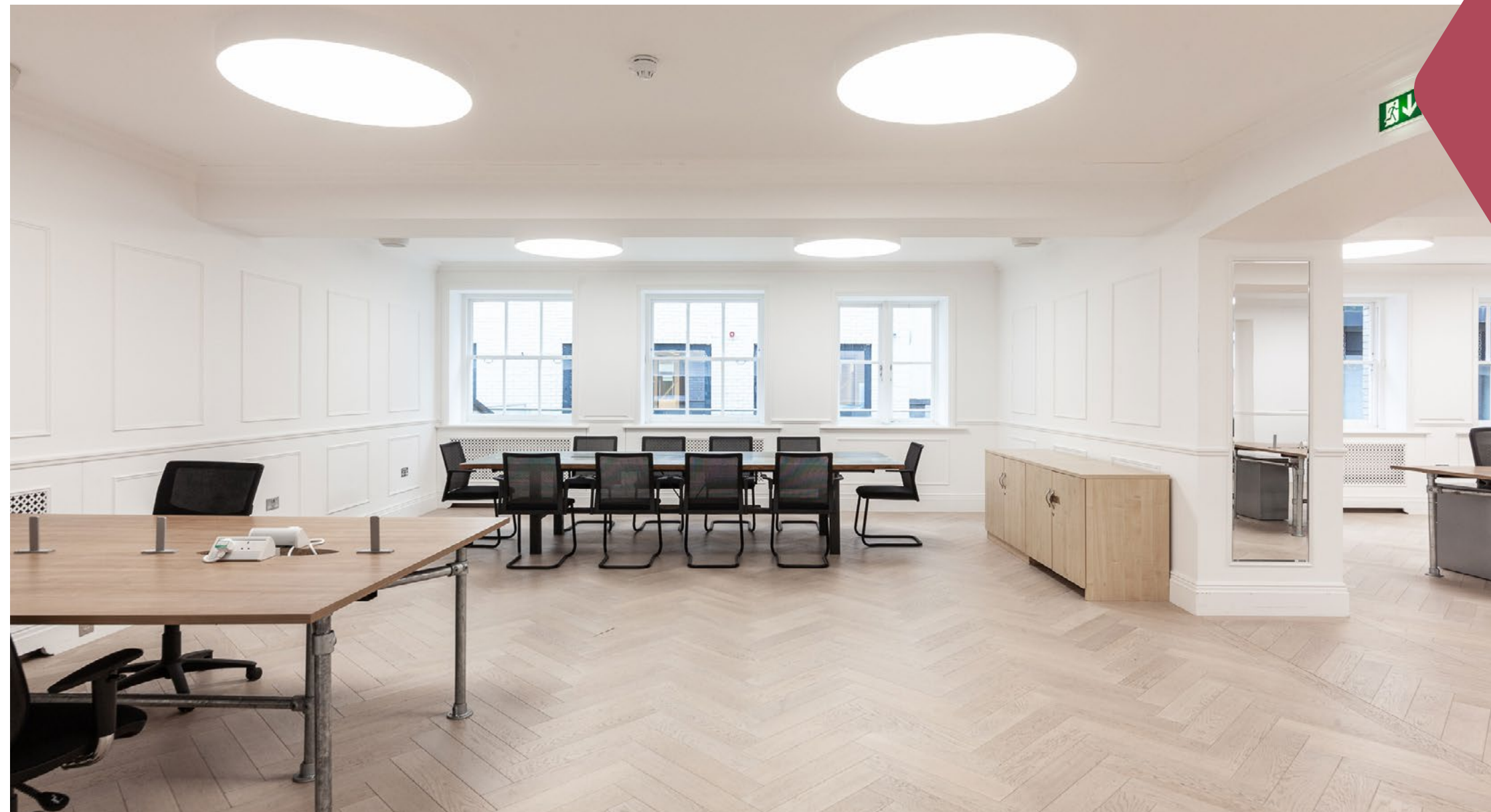


THE LANGHAM ESTATE

FURNISHED AIR CONDITIONED TRENDY OFFICE SUITE

47-50 Margaret Street, London W1

SECOND FLOOR (EAST) | 2,920 sq ft / 271.27 m²





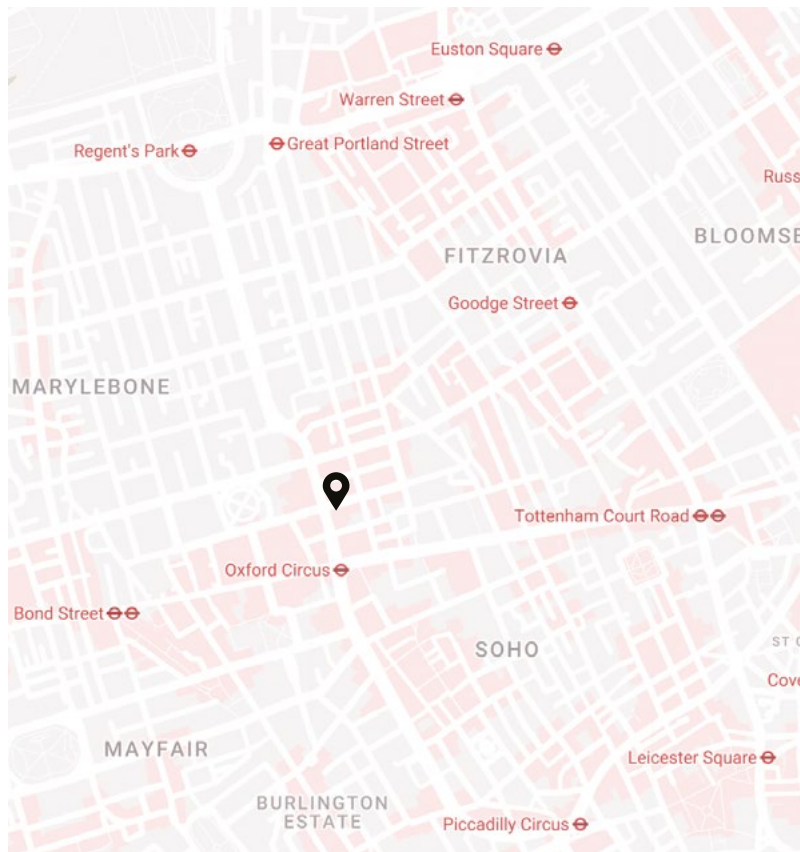
THE LANGHAM ESTATE



Location

The building is located on the south side of Margaret Street between Regent Street and Great Portland 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 8 underground tube lines spread across 8 stations, as well as the Elizabeth Line.



Nearby Stations

Oxford Circus	3 min
Bond Street	9 min
Tottenham Court Road	12 min
Goodge Street	12 min
Great Portland Street	12 min
Regent's Park	14 min
Warren Street	17 min
Euston Square	20 min





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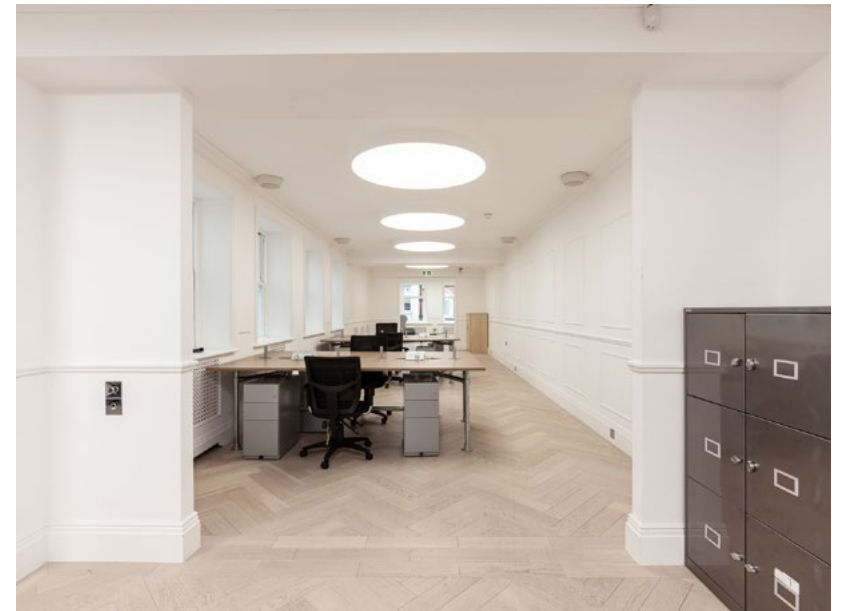


47-50 MARGARET STREET

SECOND FLOOR (EAST) | 2,920 SQ FT



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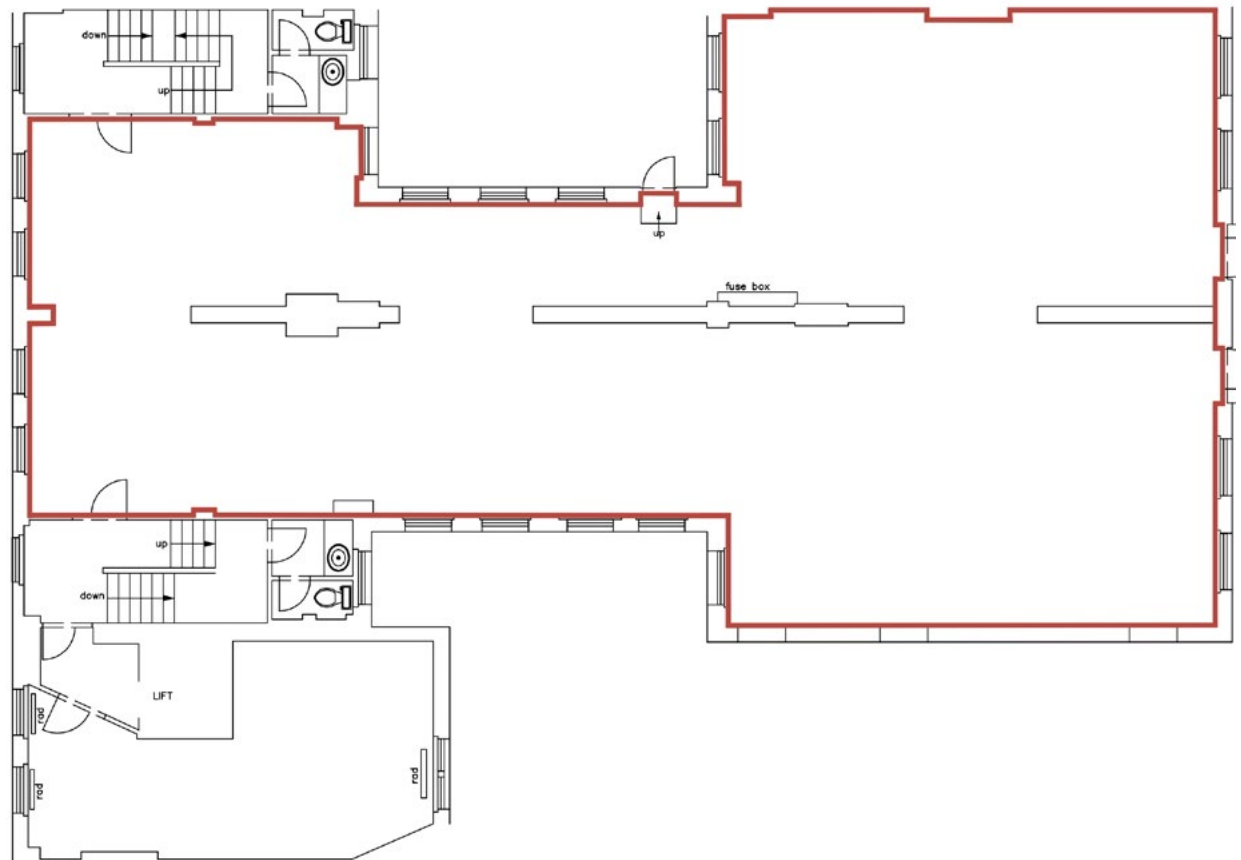
Key Features

- 🎮 Plug 'N' Play Office
- 🔧 Newly Refurbished
- ↔️ Mainly Open Plan
- ☀️ Excellent Natural Light
- 🪵 Wood Flooring
- ★ Newly Refurbished Entrance Hall + Common Parts
- 🔥 Central Heating
- 💡 Feature Lighting
- 🚿 Communal Showers x2
- 🚶 Passenger Lift
- ☎️ Entry Phone
- 🔌 Fibre Connections
- 🕒 24 Hour Access
- 🪑 Furnished
- 👥 Reception Area
- 🍳 Kitchenette

⚡ EPC Rating: C

Second Floor (East)

2,920 sq ft
271.27 m²





THE LANGHAM ESTATE

Building *Availability*

<i>Floor</i>	<i>Sq ft</i>	<i>m²</i>	<i>Availability Status</i>
<i>Fourth (West)</i>	<i>360</i>	<i>33.44</i>	<i>Available</i>
<i>Fourth (East)</i>	<i>700</i>	<i>65.03</i>	<i>Let</i>
<i>Third (West)</i>	<i>390</i>	<i>36.23</i>	<i>Let</i>
<i>Third (East)</i>	<i>2,460</i>	<i>228.54</i>	<i>Let</i>
<i>Second (West)</i>	<i>380</i>	<i>35.30</i>	<i>Available</i>
<i>Second (East)</i>	<i>2,920</i>	<i>271.28</i>	<i>Available</i>
<i>First (West)</i>	<i>380</i>	<i>35.30</i>	<i>Available</i>
<i>First (East)</i>	<i>3,000</i>	<i>278.71</i>	<i>Let</i>



THE LANGHAM ESTATE

Discover the *Neighbourhood*

Rich in history with a notable artistic and Bohemian heritage, today Fitzrovia is known to be a popular destination attracting fashion, medical, creative and media businesses and offers an ever-growing array of dining, shopping, fitness and leisure facilities.

The neighbourhood, tucked away from the hustle and bustle of chain stores of nearby Oxford Street and Regent Street, is home to independent businesses such as niche bars, refined restaurants, conscious cafés, up and coming art galleries and contemporary fashion brands.

Moreover, Market Place, housing in elegant period buildings a curated collection of places to eat, drink and shop, is a stone's throw away from the property.



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Meet the *Locals*

Drinks

The Oxford Market
Rhum Tavern
The Social
Chinawhite
The Cocktail Club

Beauty & Wellbeing

FS8
F45
Rowbots
Shadi Salon
Piedi-de-Poule
Reviv
Beauty Club London

Medical

CliniCity
the a.b.c. smile
Cavendish Clinic
Yuki Clinic
Smile Direct Club
Randex
NAAMA

Culture

Ab-Anbar Gallery
Gillian Jason Gallery
Des Bains
Lungley Gallery
Coups Contemporary
Pi Artworks
Apollo Galleries

Shopping

Arlettie
Moooi
Minotti London
Dune London
Margaret Howell
Timberland
Dr. Martens
Reiss
Sports Direct
Hawes & Curtis
KEF

Coffee

Kiss The Hippo
EL&N
Ole & Steen
GT Corner
Kaffeine

Food

The Great Thai
28-50 Wine Workshop
Chishuru
Honest Burgers
Yalla Yalla
Wahaca
Vapiano
Burger & Lobster
The Salad Project
Pahli Hill
K-POP
Tenmaru



The Langham Estate's Neighbourhood Network supports this rich blend of local occupiers by offering anyone who lives or works in this part of Fitzrovia a range of discounts and other perks - all designed to cultivate a community spirit in this cosmopolitan neighbourhood.

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THE LANGHAM ESTATE

Terms

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

Rent

P.O.A.

V.A.T.

Pricing exclusive of V.A.T.

Contact *Us*



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