



THE LANGHAM ESTATE

PROMINENT CLASS E UNIT TO LET

Suitable for a variety of uses

51-53 Margaret Street, London W1

GROUND FLOOR | 900 sq ft / 83.61 m²



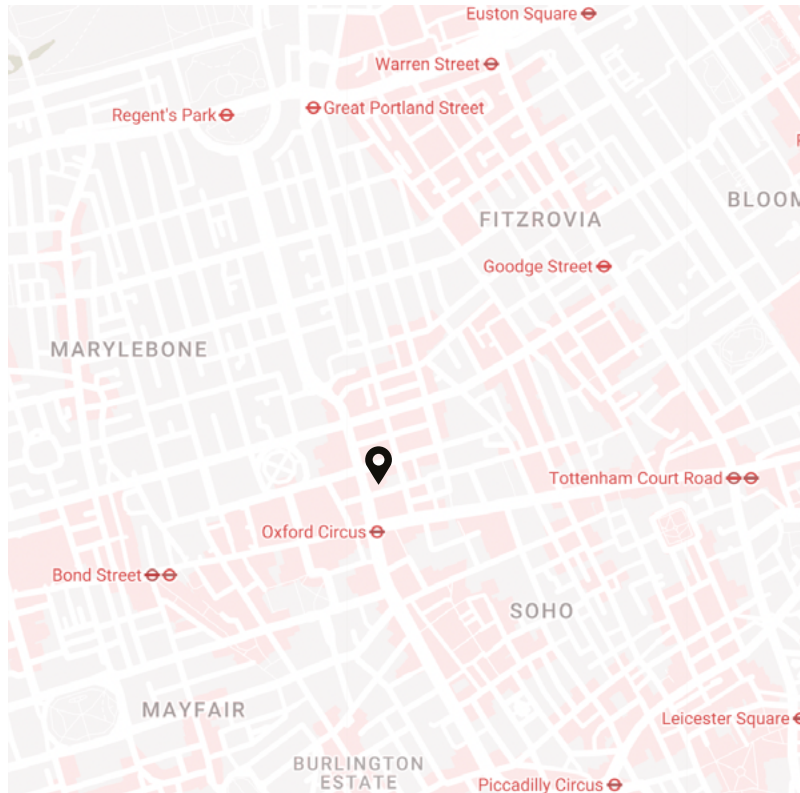


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Location

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 6 overground and underground tube lines spread across 6 stations as well as the Elizabeth Line. Nearby occupiers include The Salad Project, Faros, Kiss The Hippo, Tenmaru, Rum Runner and K-POP to name a few.



Nearby Stations

Oxford Circus		3 min
Bond Street		8 min
Tottenham Court Road		11 min
Goadge Street		11 min
Great Portland Street		13 min
Piccadilly Circus		15 min
Regent's Park		15 min
Warren Street		18 min





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Key *Features*



Extensive Window Frontage



Excellent Floor to Ceiling Height

WC

Own WC's



Good Footfall



Excellent Transport Links



3 Phase and 60 Amps



Capped Services

Floor

Size

Ground Floor

900 sq ft

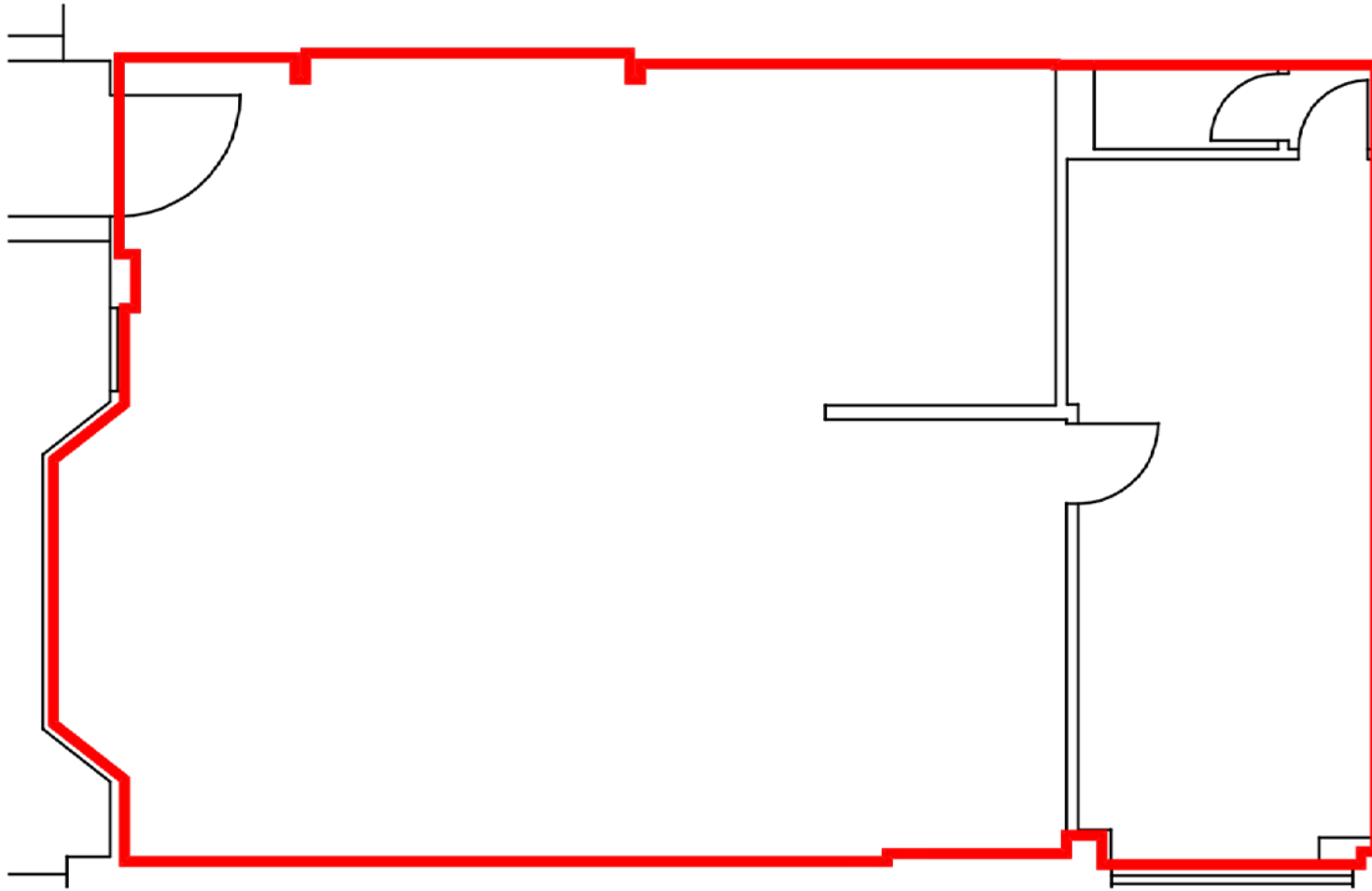
83.61 m²

EPC Rating: D



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Floorplan



Ground Floor

51-53 MARGARET STREET

GROUND FLOOR | 900 SQ FT



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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 a 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
Rum Runner
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

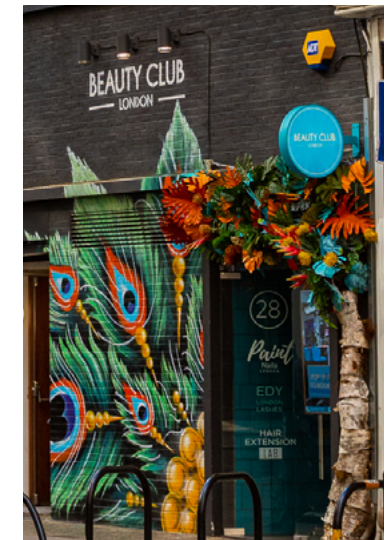
Arlettie
Moooi
Minotti London
Dune London
Margaret Howell
Timberland
Dr. Martens
Reiss
Sports Direct
Hawes & Curtis
KEF

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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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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