



THE LANGHAM ESTATE

CLASS E/F.1 OPPORTUNITY

**Kenilworth House**

**79/80 Margaret Street, London W1**

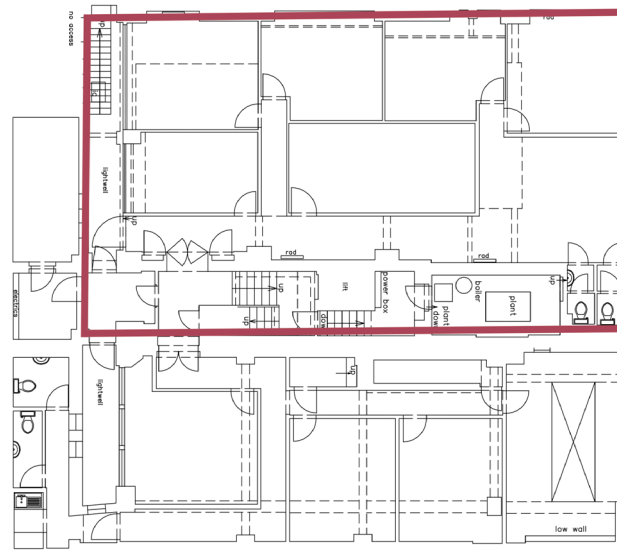
BASEMENT (EAST) | 1,500 sq ft / 139.35m<sup>2</sup>



## BUILDING EXTERIOR



## BASEMENT (EAST)



Refurbishment Needed  
Central Heating  
Entryphone  
24 Hour Access  
Separate Office Rooms

EPC Rating: C

Located on the south side of Margaret Street, between Wells Street and Great Titchfield Street and directly opposite All Saints Church. The property is within minutes of Oxford Circus Underground Station and the numerous trendy cafés and restaurants that service this vibrant location.

Also Available: 4th Floor (East) 930 sq ft  
5th Floor (East) 750 sq ft  
5th Floor (West) 455 sq ft

### RENT

On application.

### LEASE

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.

For further information call  
**020 7580 5656**

LanghamEstate.com | MyNoho.co.uk

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