

THE LANGHAM ESTATE

Looking for a property in  
**NOHO?**  
We've got it covered

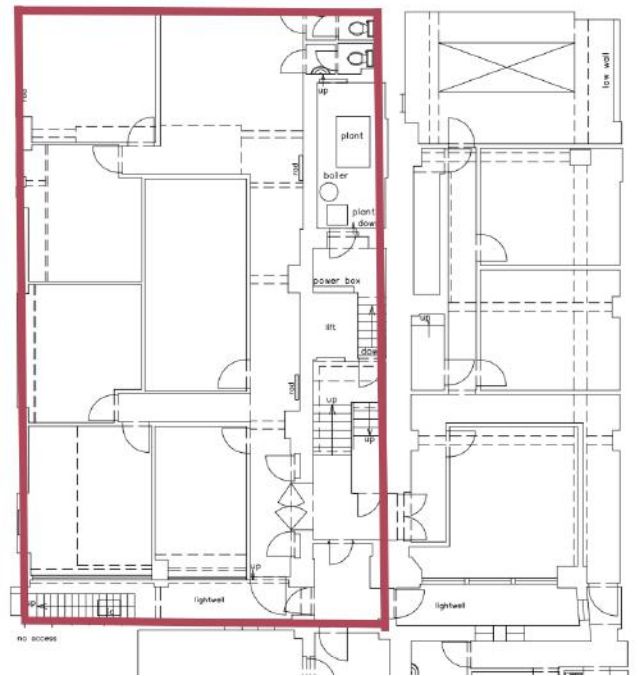
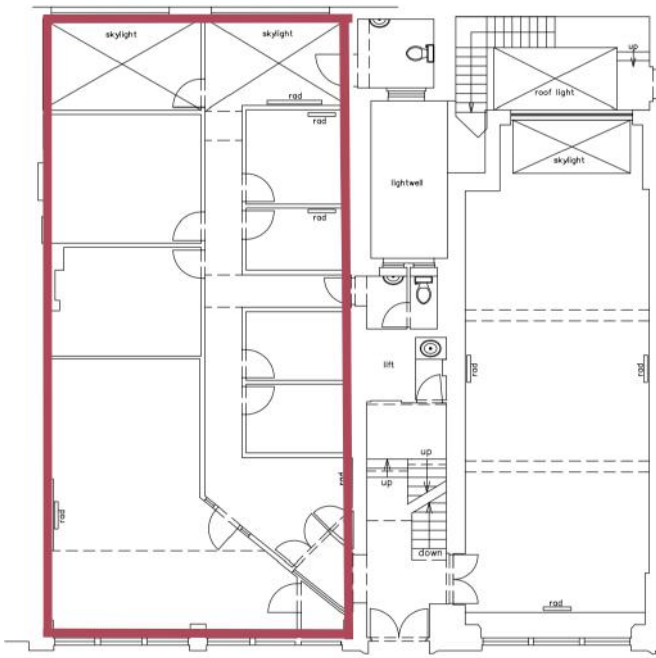
## Kenilworth House 79/80 Margaret Street, London W1

GROUND FLOOR AND PART BASEMENT (EAST)  
3,000 sq ft / 278.71 m<sup>2</sup>



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.

Offices | Retail | Restaurants | Showrooms | Residential | Storage



GROUND FLOOR AND PART BASEMENT (EAST)



Open Plan With  
Meeting Roms  
Good Natural Light  
Good Ceiling Height

Perimeter Trunking  
Passenger Lift  
Entryphone  
24 Hour Access

**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

#### MALCOLM COHEN

malcolm.cohen@langhamestate.com

020 7907 4983

07768 156 577

#### KELLY MYERS

kelly.myers@langhamestate.com

020 7907 4962

07739 220 411



Langham Estate Management Ltd, London House, 9A Margaret Street, London W1W 8RJ

Any property is offered subject to contract, availability, and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to the accuracy. The Lessors or Langham Estate Management Limited, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. Floorplans are for illustrative purposes only and are not to scale.