

The Langham Estate



17-18 Margaret
Street, London,
W1W 8RP

4TH FLOOR EAST
619 SQ FT | 57.51 SQ M
OFFICE TO LET



Langhamestate.com

020 7580 5656

17-18 Margaret Street - 4th Floor East



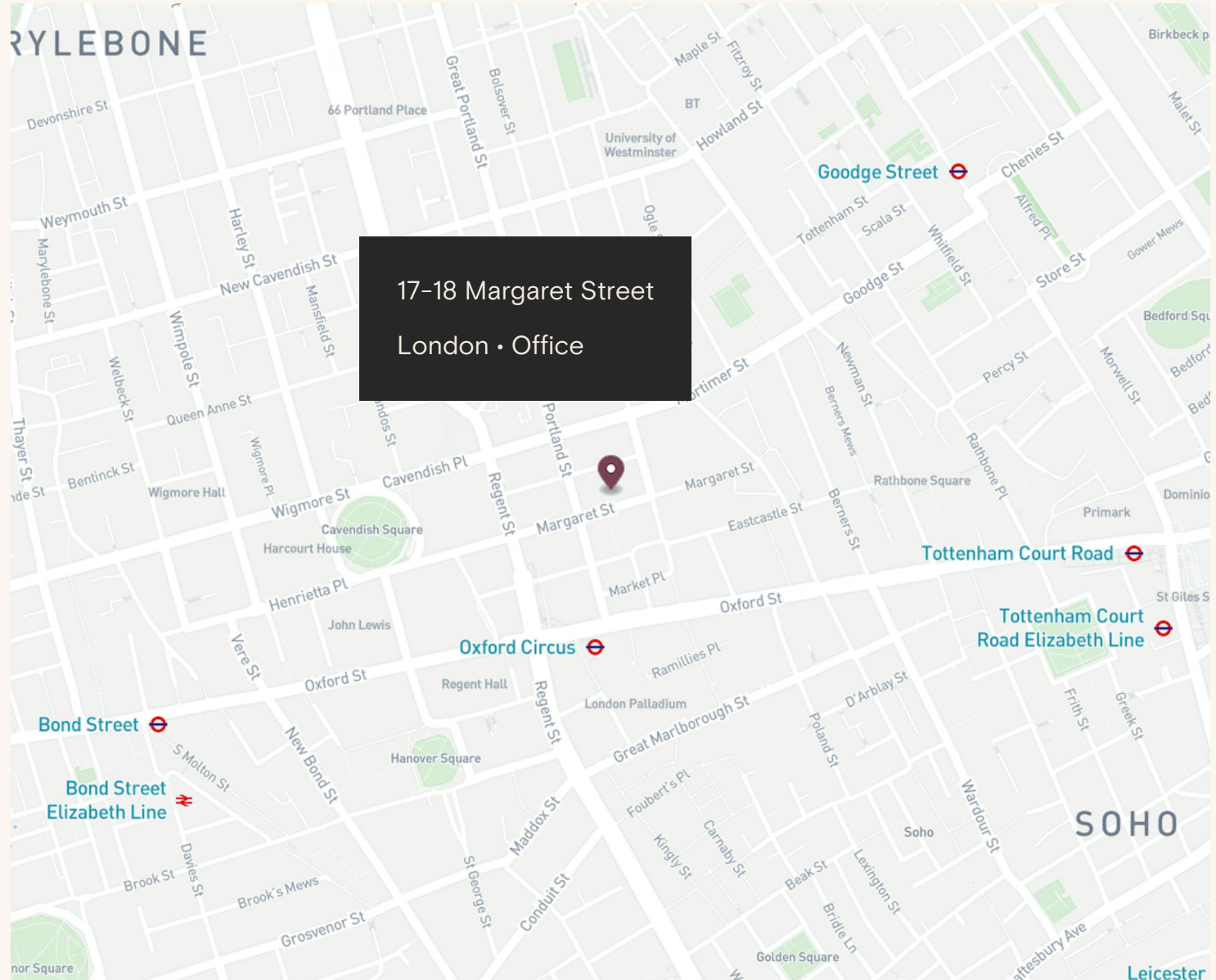
Location

Rebuilt in the early 20th century, 17-18 Margaret Street is a characterful red-brick office building that reflects Fitzrovia's historic architectural identity. Once at the centre of London's rag trade, the street is now home to a strong mix of creative and media occupiers, offering a working environment that blends heritage with a contemporary professional community.

The area has excellent transport links including 8 underground tube lines spread across 8 stations, as well as the Elizabeth Line.

Connectivity

Oxford Circus	2 mins walk
Goodge Street	7 mins walk
Tottenham Court Road	8 mins walk
Bond Street	9 mins walk



17-18 Margaret Street - 4th Floor East

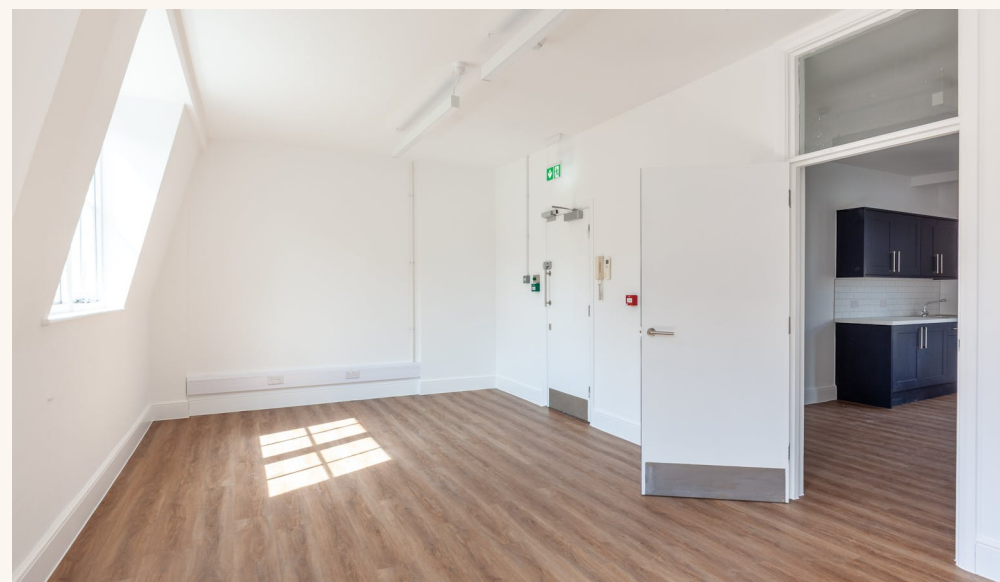


Light-filled open plan
workspace with connecting
layout and kitchenette



17-18 Margaret Street - 4th Floor East







17-18 Margaret Street - 4th Floor East

Features

- Two Connecting Open Plan Rooms
- Good Natural Light
- LED Lighting
- Good Ceiling Height
- Contemporary Entrance Hall
- Central Heating
- Passenger Lift
- 24 Hour Access
- Entry Phone
- Laminate Wood Effect Flooring
- Perimeter Trunking

Details

Floor Area

619 SQ FT / 57.51 SQ M

Rent

£58 per sq ft

Lease Terms

A new Full Repairing & Insuring Lease is available for a term by arrangement, outside the Landlord & Tenant Act 1954.

Possession

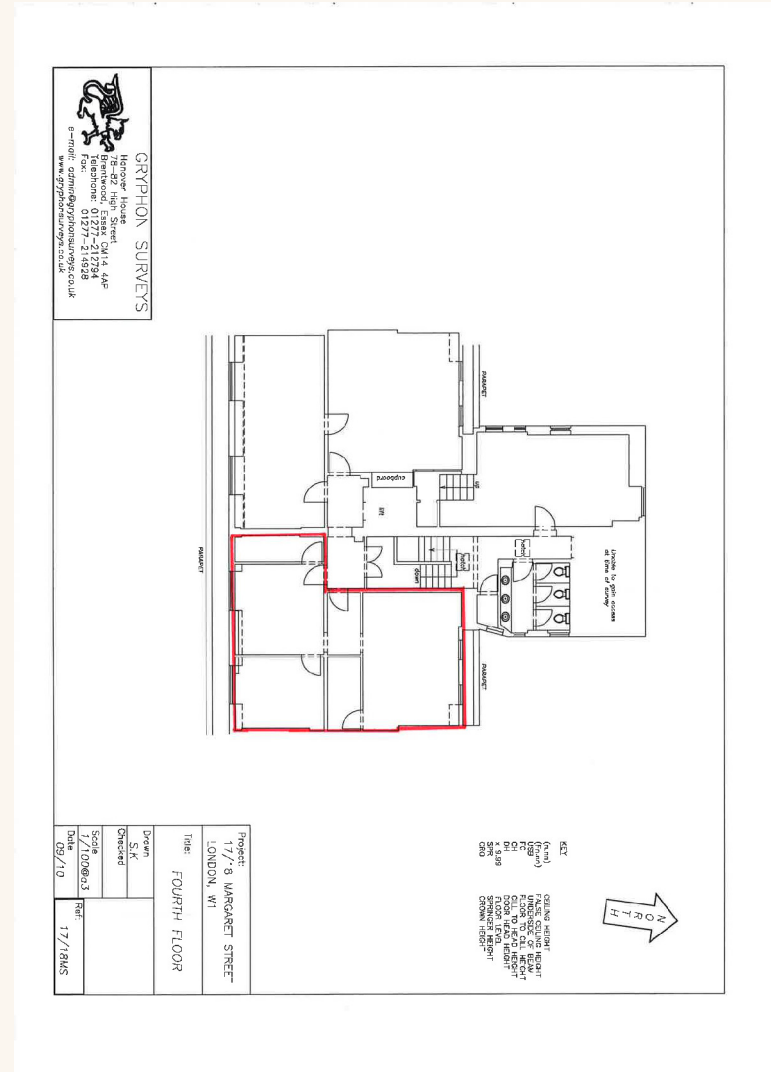
Immediate upon completion of legal formalities

Legal Costs

Each party to be responsible for their own legal costs

VAT

Pricing exclusive of V.A.T





Name	sq ft	sq m	Availability
4th	619	57.51	Available
Total	619	57.51	

Schedule of Areas





Sustainability



We aim to reach NET ZERO emissions by 2040 from our operations



100% Landlord Renewable Electricity



Zero waste to landfill in the building



Waste management initiative



We are Signatories of WCC Sustainable City Charter



LED Lighting



EPC Rating

FQ

Discover Fitzrovia Quarter



FITZROVIA QUARTER



Explore our neighbourhood

The Langham Estate

langhamestate.com

For further information call

020 7580 5656



Sabina Bathurst

sabina.bathurst@langhamestate.com

020 7907 4960

07355 603 106

Malcolm Cohen

malcolm.cohen@langhamestate.com

07526 189 462

020 7907 4983