



Entire First Floor
From 870 Sq Ft – 1,370 Sq Ft / 80.82 – 208.10 Sq M

LOCATION

Conveniently located just off Cavendish Square, at the heart of London's West End and within one minute of Oxford Circus.

The area is extremely well served by public transport with Oxford Circus & Bond Street Underground Stations (Central, Bakerloo, Victoria and Jubilee Lines) within an easy walking distance.

DESCRIPTION

The space is split into 2 units which comprise 870 sq ft on the front and 1,370 sq ft on the rear. The units can be let as a whole or separately.

The communal parts includes Male & Female WCs along with 1x shower for the tenants to use. The 1st floor also benefits from a demised terrace.

The front unit is mainly open plan and benefits from a break out area as you enter the demise. The unit benefits from a meeting room for circa. 8 people.

The rear unit benefits from superb natural light throughout, wooden flooring, air-conditioning, 2x director's offices and 1 large meeting room.



37-38 MARGARET STREET LONDON, W1G 0JF





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AMENITIES

WCs
Audio Entry System
Great Transport Links
Communal Shower
Excellent Natural Light

Air-Conditioning
Wooden Flooring (rear unit only)
Outside Terrace
Demised Kitchen
Fibre In Building

TERMS

A new lease direct from the Landlord for a term to be agreed.

RENT

Upon Application

RATES

£20.00 - £24.00 per sq ft (2019/2020)

As is customary interested parties are advised to verify the accuracy of this information directly with the Valuation Office.

SERVICE CHARGE

£5.53 per sq ft

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

POSSESSION

Front	Available Immediately
Rear	September 2019

Viewings by arrangement through sole agents:-

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