

Entire 3rd Floor, 66 – 68 Margaret Street,
Noho, London, W1W 8SR



3rd FLOOR | SELF CONTAINED STUDIO / OFFICE TO LET |
2,155 sq ft



Location

Located on the south west corner of Margaret Street and Great Titchfield Street, this property commands a prominent corner position in the centre of Noho and approximately 200m from Oxford Street. Attracts a rich mix of media, tech and creative/media companies as well as service industry specialists. It is brilliantly served by close public transport options, with Oxford Circus, Tottenham Court Road, Great Portland Street and Warren & Goodge Street Underground Station all being close by. There are also many exceptional restaurants, bars and coffee shops within 250m, in fact too many to list!

Description

The third floor provides exceptionally bright creative office space with a large open plan area, a high quality fitted glass meeting room, a kitchen and reception (and stores). The lofty style of this office is hard to replicate without the base architectural merits of the building being sympathetic to high ceilings, expanses of glazing, volume & light. The occupier of this office found one of the best floors in the area and made it theirs. It can now be yours, fitted, either short term or potentially even on a new lease from the Landlord.

Floor Areas

Floor	sq ft	sq m
Third Floor	2,155	200
TOTAL (approx.)	2,155	200

*Measurement in terms of *NIA

Noho

Noho is a common term that describes the creative media area to the north of Oxford Street between Tottenham Court Road and Great Portland Street. Also k/a Fitzrovia. Centered around the trendy bars and restaurants along Charlotte Street, the last two decades has seen the area firmly establish itself as the center of the British television production industry and attracts other creative, tech and design conscious occupiers, such as Facebook (Rathbone Square) and Netflix who in 2020 acquired a new HQ on Berners Street. Estee lauder also have their HQ in Fitzroy Place.

Jason Hanley, Partner

📞 020 7025 1391 / 07904630154

Olivia Stapleton, Agency Surveyor

📞 020 7025 8940

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract November 2020

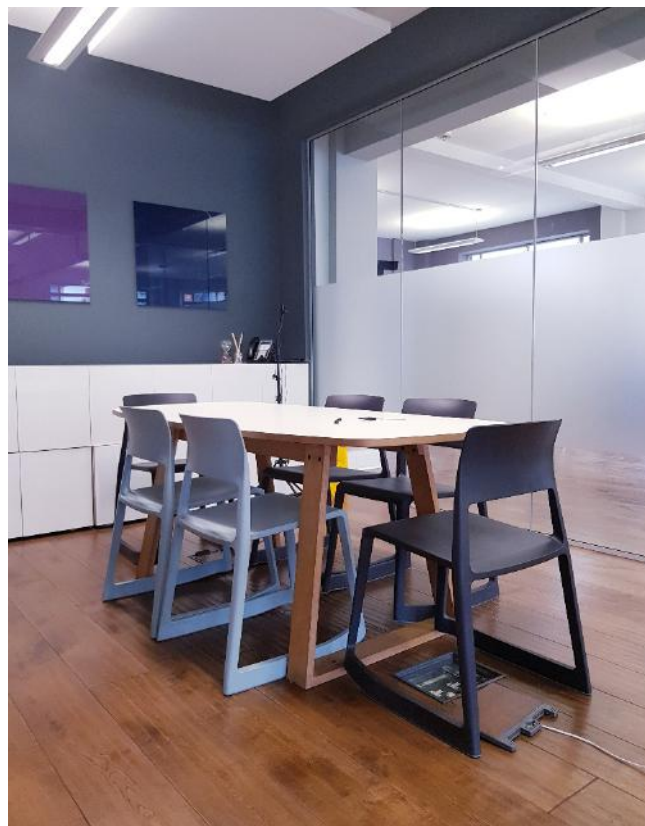
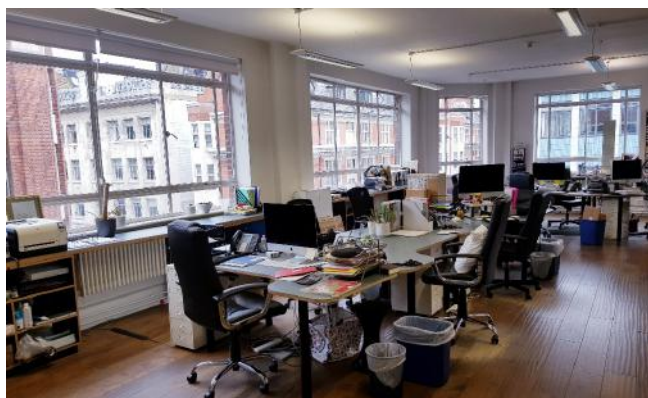
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Terms

Tenure:	Leasehold – Short term or Longer term
Lease:	New sublease direct from the existing tenant for term up to 12 months or new lease from Freeholder for a term to be agreed of between 3 and 5 years.
Rent:	Guiding £55.00 psf per annum exclusive
Rates:	Estimated at £22.34 psf (2020/21)
Service Charge:	Approximately £11.00 psf

Amenities

- Stunning corner aspect
- Media / creative fit out in place / cabled / furniture
- Exposed plaster ceiling
- Wooden floor / perimeter trunking
- Excellent ceiling height & natural light
- Passenger lift / entryphone
- Meeting room / reception built in
- Kitchen with white goods
- Secondary entrance with second (goods) lift
- Prominent Noho location
- Short term opportunity

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