# **OFFICE TO LET**

### 37/38 Margaret Street, Fitzrovia, London, W1G OJF





RENT £65,000 PA / £47 PSF



**SIZE 1370** Sq Ft / **127.3** SQM



FLOOR(S) 1st Floor Rear



**AVAILABLE** Immediately



CONTACT **Elliot Goodman** 020 7843 3793 07773 038 190 elliot.g@pearl-coutts.co.uk

- Newly refurbished
- **Smart common parts**
- Designer entrance
- Excellent natural light
- WC's
- Entry phone system
- 24/7 Access

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#### LOCATION

The property is well located on the south side of Margaret Street near to the junction with Regent Street

#### DESCRIPTION

Stunning self contained designer-refurbished offices to let in Fitzrovia benefiting from having an interior designed private entrance, highly specified fixtures and fittings and incredible refurbishment finish.

#### TRANSPORT LINKS

Bus Routes

7, 12, 22, 55, 73, 88, 94, 98, 139, 159, 390, 453, n109, n113, n136, n137, n15, n18, n207, n25, n3, n8

Oxford Circus

Bakerloo Central Victoria

Bond Street Central Jubilee

🔀 Tottenham Court Road

Piccadilly Circus

Bakerloo Piccadilly Great Portland Street

Circle H'smith & City Metropolitan

🚃 Bond Street

Goodge Street

Northern

Tottenham Court Road

Central Northern

Regent's Park

#### **AMENITIES**

- Entry Phone System
- Central Heating
- Category 2 Lighting
- Walking Distance From Tube Station
- **Smart Common Parts**
- Attractive Period Property
- Recently Refurbished
- **Ultra Trendy Space**
- WC's
- B1 Use

#### **VIEWINGS**

Directly through Pearl & Coutts

#### **LEASE TERM**

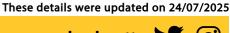
New full repairing and insuring lease available for a term to be agreed.

#### VAT

This property is subject to VAT.

#### **EPC**

4 99 : This property





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