



OFFICE TO LET

37/38 Margaret Street, Fitzrovia, London, W1G 0JF



 **RENT** £48,500 PA / £43 PSF

 **SIZE** 1138 Sq Ft / 105.7 SQM

 **FLOOR(S)** 2nd Floor Rear

 **AVAILABLE** Immediately



CONTACT

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- Prime location
- Attractive period property
- Designer reception hall
- Good natural light
- Showers & WCs
- Excellent transport links
- Smart common parts
- 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 and within easy walking distance from Oxford Street and Oxford Circus Underground stations (Victoria, Central and Bakerloo lines).

DESCRIPTION

Stunning self contained designer-refurbished offices to let on the second floor of this sought-after building Fitzrovia.

These smart offices sit to the rear in this attractive period building and benefit from having an interior designed private entrance, highly specified fixtures and fittings, smart common parts, connecting internal staircase and high specification fittings throughout.

These desirable offices also benefit from communal WC and shower facilities as well as a stylish shared roof terrace.

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

Bond Street

Tottenham Court Road



Piccadilly Circus

Great Portland Street

Bond Street



Goodge Street



Tottenham Court Road

Regent's Park



AMENITIES

- Attractive Period Property
- B1 Use
- Category 2 Lighting
- Elegant Common Parts
- Entry Phone System
- Good Natural Light
- Modern WC & Shower Facilities
- Smart Common Parts
- Ultra Trendy Space
- Walking Distance From Tube Station
- Wooden Floors

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.

DATA CONNECTIVITY

Phoneline Broadband - up to 15Mb.

EPC

D (76 - 100)

 99 : This property

These details were updated on 24/07/2025

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