

86 Margaret Street & 70/71 Wells Street, Fitzrovia, London W1W 8TE



UNUSUAL SHOWROOM/OFFICES/WORKSHOP TO LET | 1,500 / 2,500 / 4,000 sq ft



Location

The property is prominently located on the corner of Margaret Street and Wells Street in the heart of Fitzrovia.

Transport links are good, with Oxford Circus and Tottenham Court Road a short walk away.

Description

The available space is in two parts. Ideally to be let together, yet can be let separately.

Ground floor showroom & 1st floor mezzanine office space with street frontage and entrance onto Margaret Street. The front showroom benefits from a huge floor to ceiling height.

There is an adjoining B1 live/work space on the 1st and 2nd floors with access from 70/71 Wells Street or via the showroom (which has ancillary B1 & Workshop use).

Floor Areas

Floor	sq ft	sq m
Unit 1 - Ground & 1st (approx.)	2,500*	232
Unit 2 - 1st & lower 2nd (approx.)	1,500**	139
TOTAL (approx.)	4,000	371

*Measurement in terms of NIA

**Measurement in terms of GIA

Jason Hanley, Partner

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Suzy Link, 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.

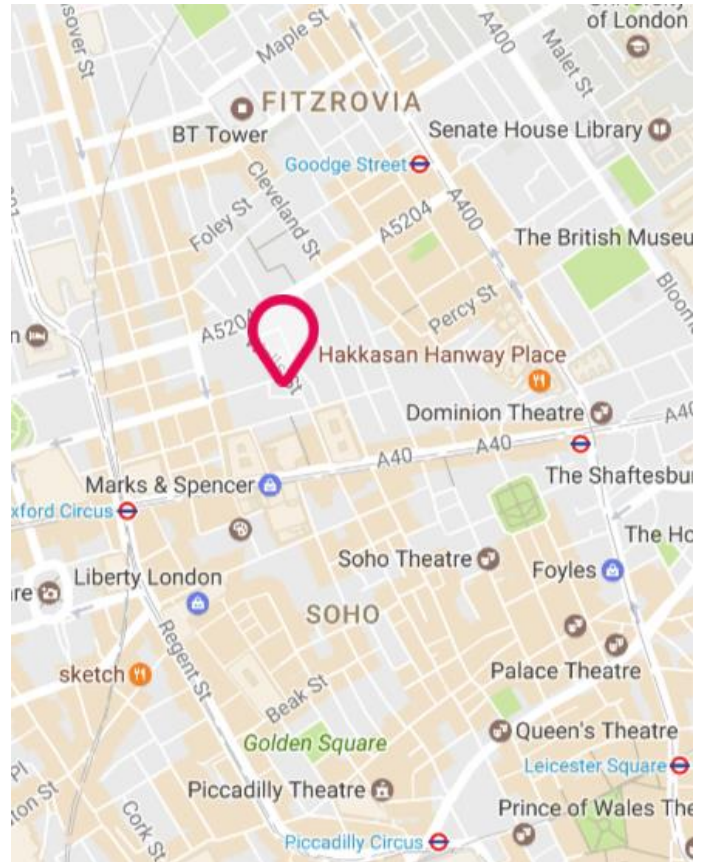
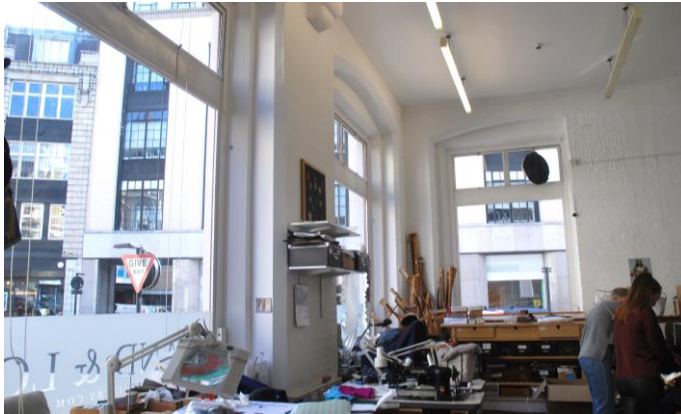
Subject to Contract May 2017

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Terms

Tenure:	Leasehold
Lease:	As assignment of the existing rare lease(s) until March 2025, subject to rent reviews in March 2020 and inside the Landlord & Tenant Act 1954.
Passing Rent:	£29,405 pax (unit 1) £14.70 psf pax £18,630 pax (unit 2) £12.60 psf pax
Premium:	A large premium is required for the benefit of this lease and low passing rent.
Rates:	Estimated at £6.00 psf pa (2017/18)
Service Charge:	TBC

Amenities

- Excellent natural light (showroom)
- Generous floor to ceiling heights
- Ground floor street presence
- Ancillary offices and storage
- Demised WCs and kitchenette
- Live/work space (70/71 Wells Street)

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