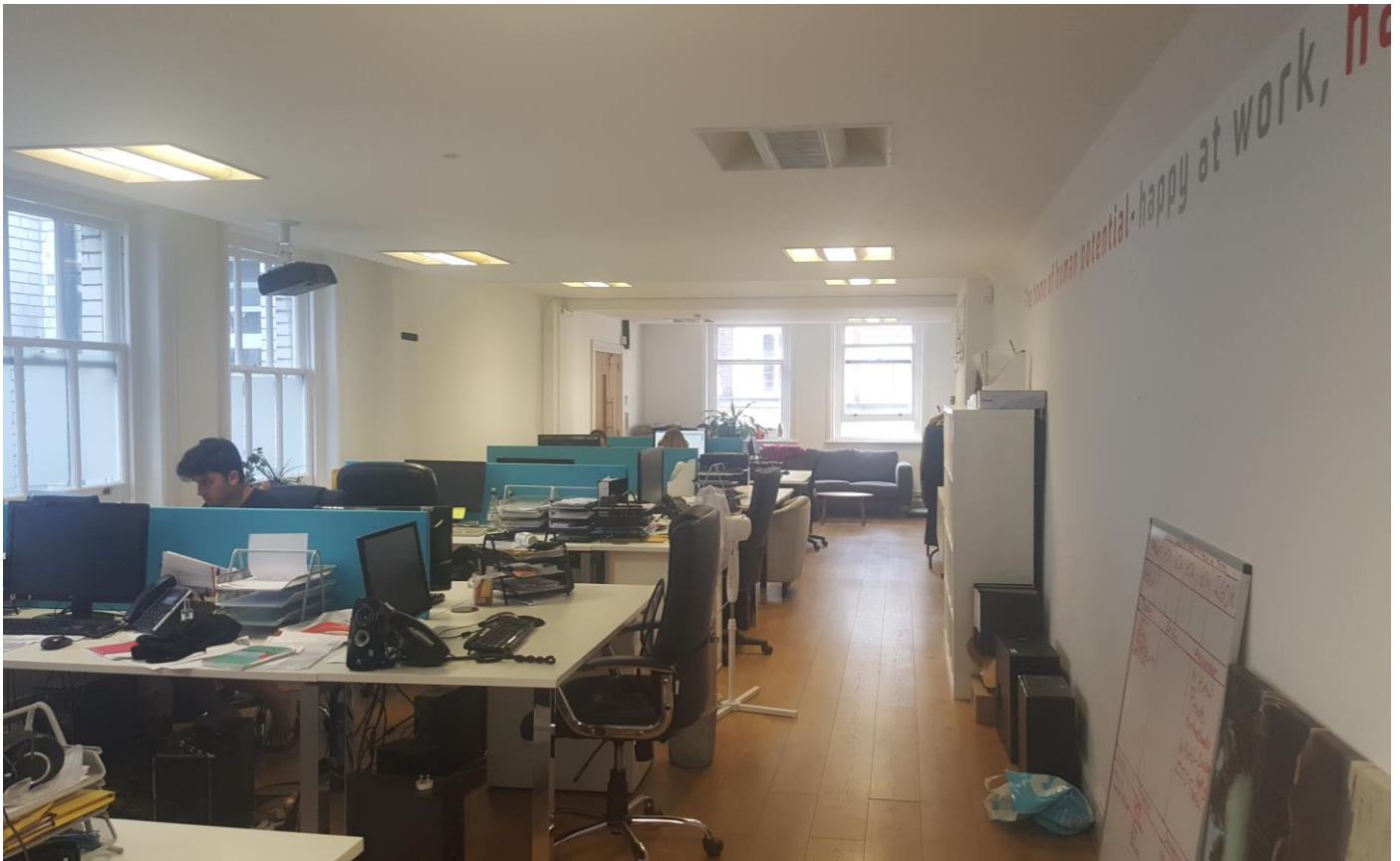


FITTED OFFICE | 3RD FLOOR 2,457 sq ft



Location

47-50 Margaret Street is located on the south side nearest the prestigious Regent Street in Noho. This location is superb for local amenities with both modern restaurants, bars, eclectic coffee shops & boutique and branded fashion retailers all being extremely local. The charming area of Market Place is 100m away offering a mixture of al fresco dining and drinking. Oxford Circus Underground Station and the famous villages of Soho, Marylebone and Mayfair are within 250 meters making this area extremely well connected, popular and fashionable.

Description

The third floor "east" has been occupied by our client since the landlord undertook a major refurbishment in 2015 which included the common parts (some exposed brickwork) and the lift. This bright office with excellent natural light benefits from a wooden floor with perimeter trunking, suspended ceiling and modern lighting, a fitted kitchen and a small terrace area. The existing fit out can also be made available providing a fitted office with several meeting rooms and open plan desking for 3 years (or longer) without major capital expenditure.

Floor Areas

Floor	sq ft	sq m
3rd Floor	2,457	228
TOTAL (approx.)	2,457	228

*Measurement in terms of *NIA

Noho

Noho is an unofficial, but commonly used, term that describes the creative media area to the north of Oxford Street between Tottenham Court Road and Great Titchfield Street.

Centred around the trendy bars and restaurants along Charlotte Street, the last two decades has seen the area firmly establish itself as the centre of the British television production industry and also attracts other creative and design conscious occupiers.

Jason Hanley, Partner

📞 020 7025 1391

Rebecca Saxon, Agency Surveyor

📞 020 7025 1397

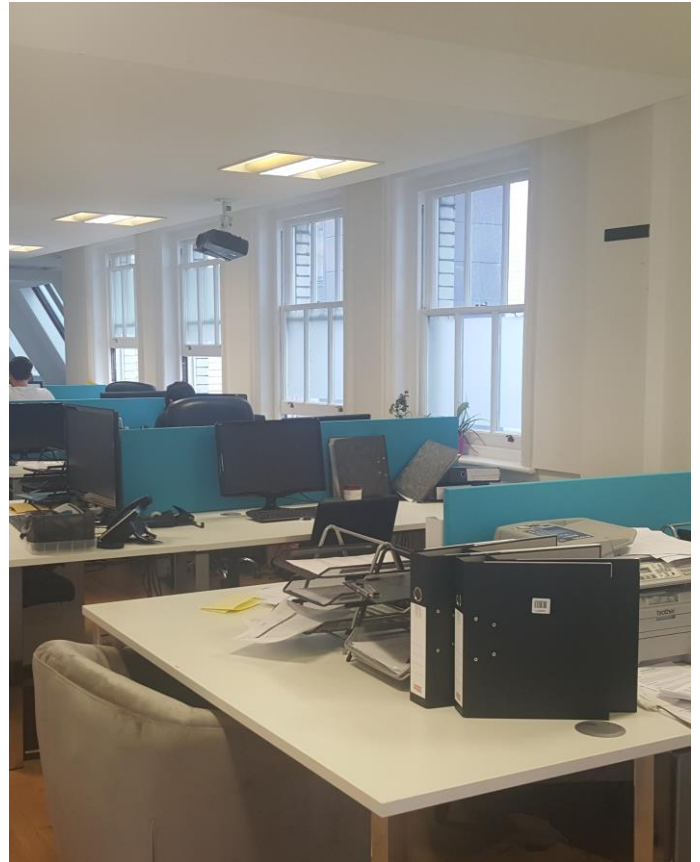
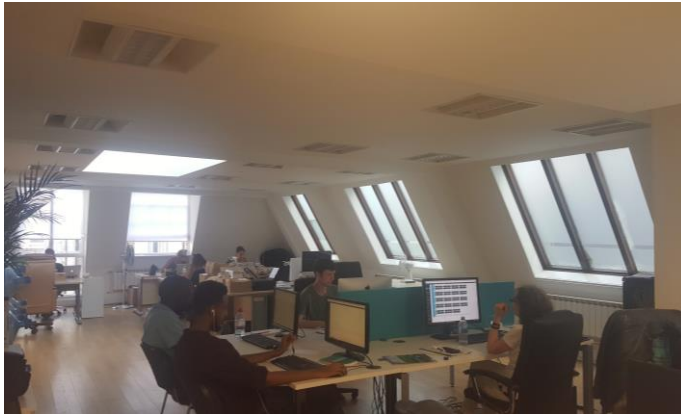
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties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

Subject to Contract June 2017

**47-50 Margaret Street,
Noho, London W1W 8SB**



FITTED OFFICE | 3RD FLOOR 2,457 sq ft



Terms

Tenure:	Leasehold by way of an assignment
Lease:	Premium offers are invited. An assignment of our clients lease due to expire 15th January 2020 with no further review.
Rent:	The passing rent is £119,795 per annum which equates to approx. £48.75 psf pax.
Rates:	Estimated at £20 psf pa 2017/18
Service Charge:	Estimated at £7.50 psf pax.

Amenities

- Fitted Offices with Fibre and potentially also furniture (by separate deal).
- Small private terrace
- Open Plan Areas, Private Offices & Boardroom
- Modern Smart Reception and common parts
- 1 Lift
- Excellent natural light
- Self contained WC's
- Perimeter trunking
- Video entry phone
- Prime Noho Location

Jason Hanley, Partner

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Subject to Contract June 2017