

## Office Suite

### TO LET (APPROX. 390 SQ FT)

47/50 Margaret Street, London  
W1



#### LOCATION

The property is located in a prominent position on the south side of Margaret Street near to its junction of Great Portland Street. The area benefits enormously from excellent shopping facilities, restaurants, bars and hotels. Oxford Circus (Central, Victoria and Bakerloo lines) and Tottenham Court Road (Elizabeth & Central lines) underground stations, along with numerous bus routes, are within a few minutes walk.

#### DESCRIPTION

A Bright office suite in a newly refurbished building.

#### ACCOMMODATION

- Approx 390 sq ft (36.23 sq M)
- Central Heating
- Passenger Lift
- Refurbished WC's
- Shower
- Perimeter cabling
- Video Entryphone
- 24/7 access
- Fibre
- Excellent natural light with dual aspects
- Feature Fireplace

#### PASSING RENT

£22,620 per annum exclusive.

#### TERM

The premises are available on an assignment or sublease for a term expiring October 2024.

#### RATES

Rateable Value: £17,750

Interested parties should make their own enquiries.

#### SERVICE CHARGE

TBC

#### LEGAL COSTS

Each party to bear their own costs incurred in this transaction.

#### VAT

All figures are quoted exclusive of VAT, if applicable.

#### VIEWINGS

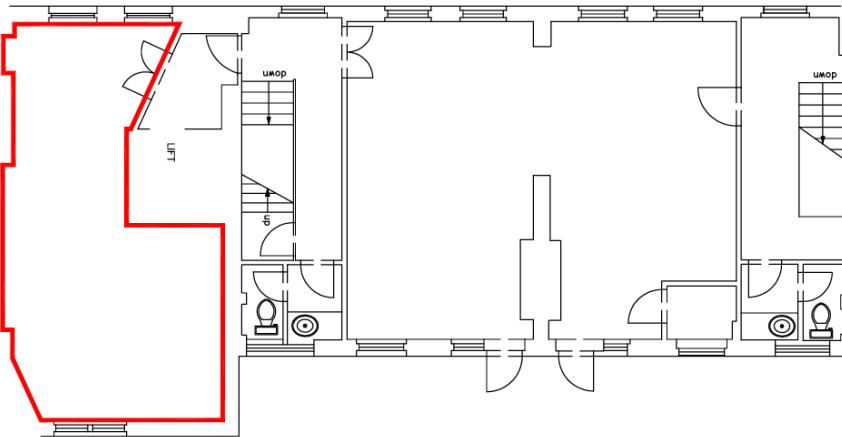
Strictly by appointment only through sole agents Ian Scott International.

#### CONTACT

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**MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991**

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