



62 MARGARET STREET

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LONDON W1W 8TF

2,592 sq ft office floor, fitted-out and
ready for immediate occupation



AMENITIES & SPECIFICATION

- Rent, Rates, Service Charge & Utilities
- Internal repairs, maintenance and cleaning
- Air conditioning
- Suspended ceilings with recessed Cat II Lighting
- Commissionaire
- 24-hour access
- Passenger lift
- Fit-out and furniture (if required)
- Wired for power and data
- Full-access raised floor

Available on fixed-price terms, including all property costs, fit-out, furniture and data infrastructure

LOCATION

The building is located on the south side of Margaret Street close to its junction with Great Portland Street just to the north of the vibrant Market Place. The building benefits from being a short walking distance from Oxford Circus underground station providing access to the Central, Victoria and Bakerloo lines together with numerous bus routes that pass along both Regent Street and Oxford Street.

In addition to ideal transport connections, the building has fantastic access to the world renowned retail and leisure facilities provided by the surrounding area, be it cosmopolitan Soho or the high end retail of Mayfair.

DESCRIPTION

62 Margaret Street was the subject of a major refurbishment programme in 2007 and the available space on the 3rd floor provides a mixture of open plan and cellular office accommodation.

PROPOSAL

Available on a new flexible lease of between 12-18 months on terms to include Rent, Rates, Service Charge and the Amenities and Specification outlined above (as required).

INFORMATION / VIEWING:

For further information or to view, please contact:

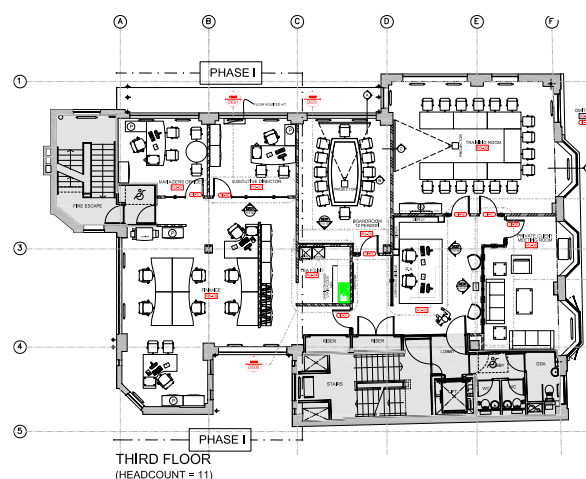
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ACCOMMODATION

The 3rd floor amounts to 2,592 sq ft / 241 sq metres of prime office space, currently arranged as:

- Reception area
- Business lounge
- Training room (16 people)
- Board room (12 people)
- 2 x Director's offices
- 8/10 desk open plan area
- Tea-point



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