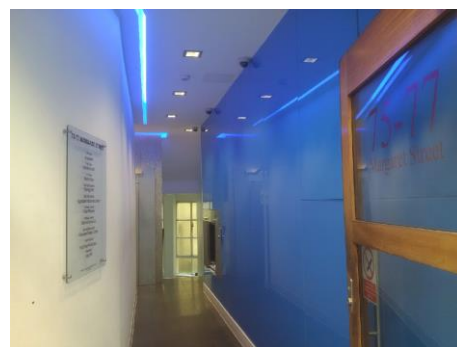


ready to go fully fitted media style offices to let on low rent with excellent views
all furniture available if required
new lift cart being installed, ground floor reception & common parts to be fully re-decorated

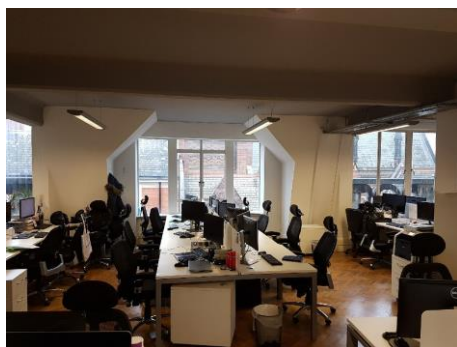
4th floor offices, 75-77 Margaret Street, Noho, London W1W 8SY
approx. 2292 sq ft



Location & Description

These 4th offices were fully refurbished and fitted out (industrial media style) by the current tenant approx. 3 years ago and benefit from excellent natural light and views across Margaret Street. Located in the heart of London's West End within a 5 minute walk from Oxford Circus Station (Central, Bakerloo & Victoria lines) and approx. 8-10 minute walk from Bond Street Station (Central & Jubilee lines) and Tottenham Court Road Station (Central & Northern Lines)

* parquet wood flooring * perimeter trunking * cat II lighting * entry phone system * fitted kitchen / break out area * 2 meeting rooms * wc facilities * 24 hour access * comms room * large open plan space * brand new passenger lift being installed * common parts to be re-decorated shortly



Lease, Rent, Service Charge, Business Rates

The premises are available 3 ways:

1. Assignment of the existing FR & I lease to expire 14.10.20 with tenant only break option 14.4.18.
2. Shorter sublease.
3. A longer (new) FR&I Lease for a term by arrangement. Current rent is £58.13*, rates circa £16.22* & service charge £6.15*

*these approx. figures are on a per square foot per annum basis

Viewings

Owner's agents: Occupa Commercial Property Consultants: Alex Reuben 07939 287846 / 020 7100 7500