



LONIC

020 7486 0900

LONDON & NEW YORK

**SELF CONTAINED MEDIA
STYLE OFFICE BUILDING
AVAILABLE
IN THE HEART OF FITZROVIA**

5,362 SQ. FT.

498 SQ. M.

IONIC

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AUDLEY HOUSE, 9 MARGARET STREET, LONDON, W1W 8RH



Viewings strictly
by Appointment
through
sole agents:

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Virtual Tour: <https://my.matterport.com/show/?m=XFDMt4DQxW1&brand=0>

Approximate Costs:

Floor	Sq. Ft.
5 th Floor	399
4 th Floor	655
3 rd Floor	649
2 nd Floor	842
1 st Floor	895
GR Floor	917
LG Floor	1,005
Total	5,362

Rent PA /SQ. FT.	Business Rates Payable PA /SQ. FT	Total Outgoings PA PCM
£273,500 £51.00	£103,936 £19.00	£377,436 £31,453



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Amenities:

- Self-Contained Building
- Air Conditioning Throughout
- Passenger Lift
- 3 Phase Electric Supply
- Recently Decorated
- Period Features
- Fibre Connectivity
- Toilets
- Ideal For A Production Operator

FLOOR PLAN:



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LOCATION:

The property is situated on the North side of Margaret Street close to the junctions of Wells Street and Great Titchfield Street. The area is served by excellent restaurants, bar and shops in close by Market Place and Oxford Street. Oxford Circus underground station is within a moment's walk from the property.

ACCOMMODATION:

A prestigious Grade II listed building which has recently been refurbished behind the façade to a high standard.

LEASE:

By way of an assignment or sub-lease of existing lease, for a term expiring on 25 December 2023. The lease will be excluded from the Landlord and Tenant Act 1954.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. This should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted exclusive of VAT where appropriate.

Potential Change Of Use To D1 (Medical) Subject To The Necessary Consents

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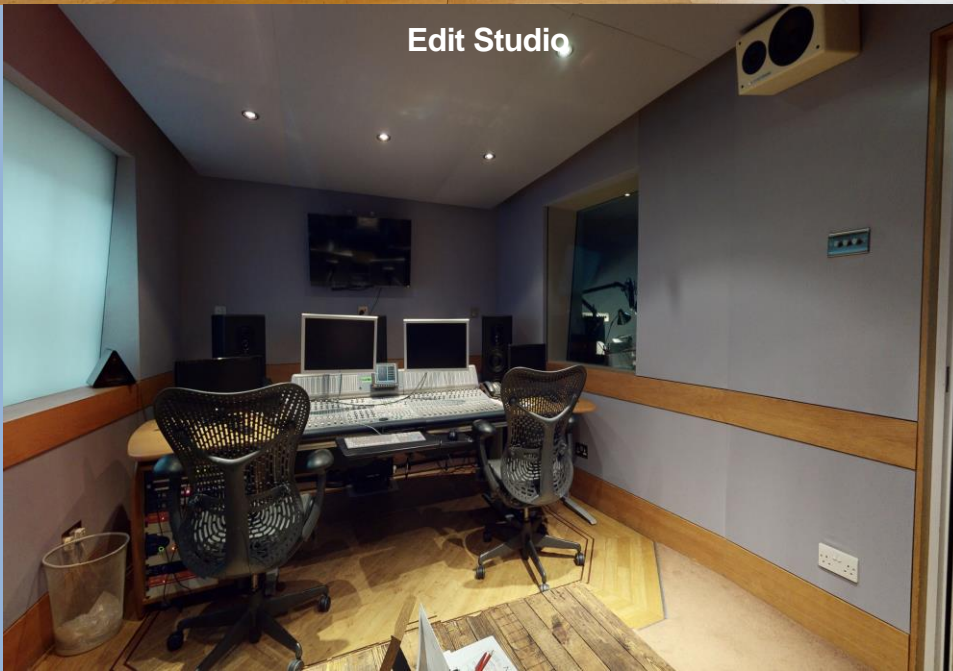
Reception



Office Suite



Edit Studio



Office Suite

