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

5,362 SQ. FT.

498 SQ. M.

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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

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

Approximate Costs:

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:

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**.**

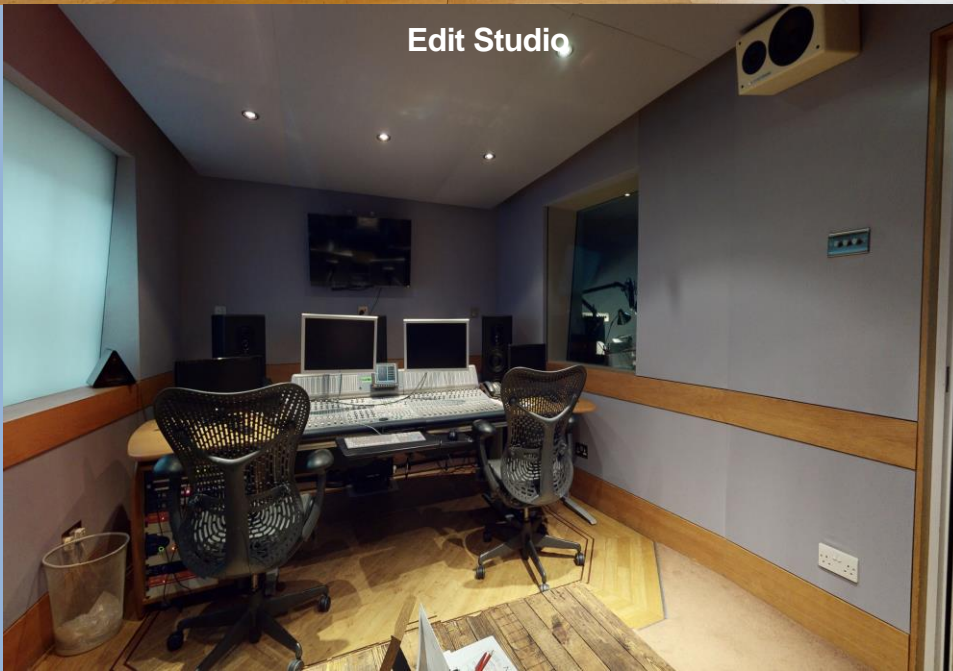Potential Change Of Use To D1 (Medical) Subject To The Necessary Consents

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Reception

Office Suite

Edit Studio

Office Suite