



40  
MARGARET  
STREET  
BASEMENT FLOOR



# 40 MARGARET STREET

AVAILABLE BASEMENT FLOOR, 735 SQ FT



## OVERVIEW

Located in the heart of Oxford Circus, just off the iconic Regent Street, this cost-effective property is easily accessed from Bond Street using both the underground and Elizabeth Line stations.

The location of this office is fantastic for those wanting to explore the local amenities shops and restaurants the West End has to offer.

Enter into a town house style entrance, which offers 24-hour access, leading you down to the large lower ground office, with communal tea point.

The space is split into two spaces allowing for a nice separation with bright wood flooring to make it feel open and spacious.

A wonderful option for customers seeking space in a prime location at a very attractive price.

## RENT

### £40.00 PER SQ FT

Rents are quoted exclusive of VAT. Subject to contract.

## FEATURES

- Split into two spaces
- Communal tea point
- Wood flooring
- 24-hour access
- Great location

## OUR TERMS

**Lease length:**  
3 years

**Break clause:**  
6 months' notice

**Business rates:**  
Approx. £9.93 psf

## VIEWING

Strictly by appointment through the sole agents.

**THE CROWN ESTATE WORKPLACES**

020 7758 0333

info@thecrownestateworkplaces.com