



37-38 MARGARET STREET

OVERVIEW

Step into a refined workspace at 37-38 Margaret Street in the heart of Marylebone, where recent refurbishments have elevated this second-floor office to new heights.

Enjoy the expansive open-plan working area, complemented by a generously sized meeting room that provides both functionality and style

A well-equipped kitchenette adds convenience to your workday, while the communal terrace on the first floor offers a delightful space to unwind.

The ground floor entrance hall, recently renovated, sets a welcoming tone, inviting you into a space that seamlessly blends modern design with practical amenities for a truly elevated work experience.

AMENITIES

Meeting Rooms

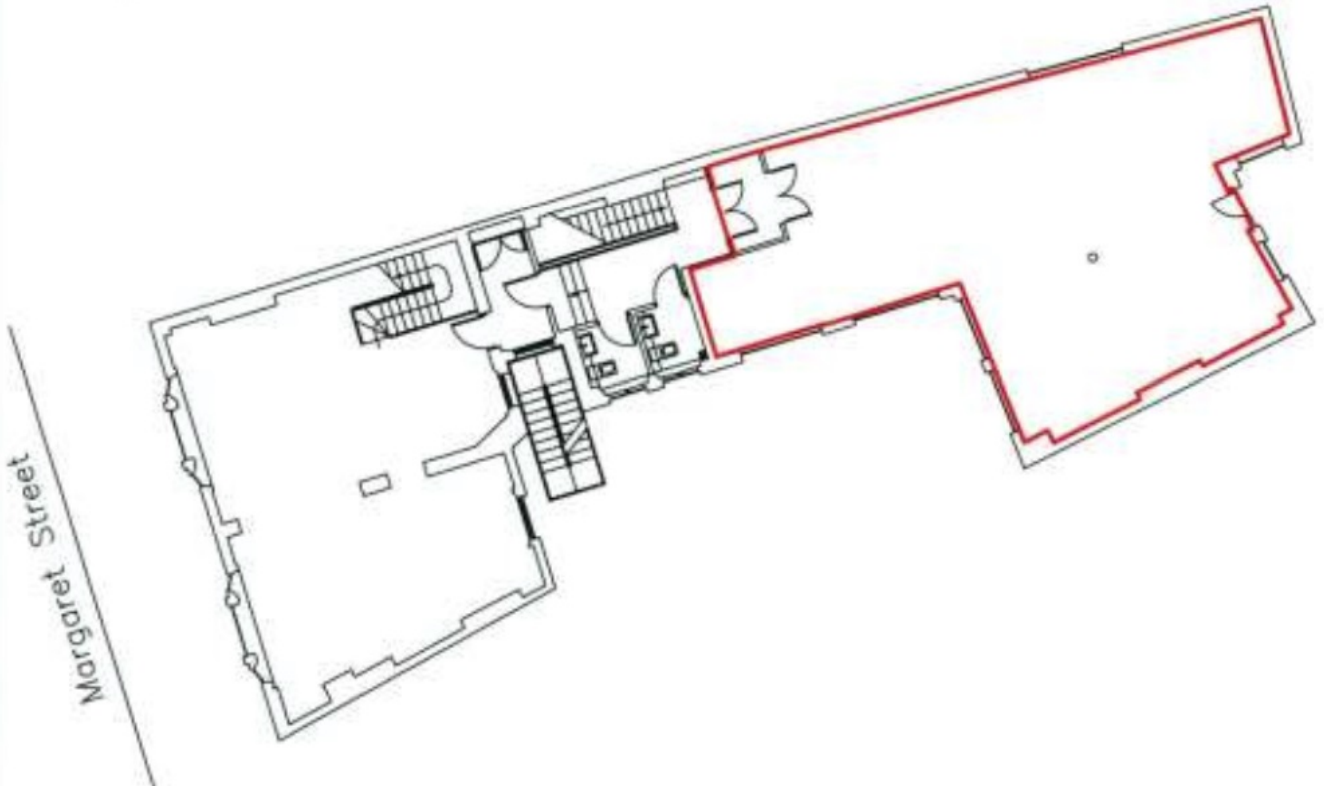
Recently Refurbished

Shower

High Speed Broadband

Good Natural Light





TERMS

Flexible by arrangement

SUMMARY

Available Size	1,138 sq ft
Price	£7,850 per month
Business Rates	£2,517 pcm
Service Charge	Included
VAT	Elected

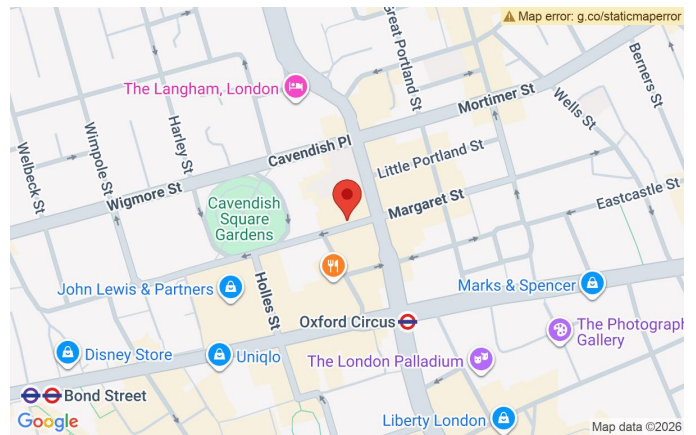
VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

CATHERINE ALEXANDER

catherine@bureauoffice.co.uk

+44 (0)7811 111600



LOCATION

37-38 Margaret Street is located in Marylebone, a central location surrounded by iconic destinations. A mere 1-minute stroll takes you to the energetic atmosphere of Oxford Circus, a bustling hub of shopping and entertainment. Bond Street, just 5 minutes away, beckons with luxury retail and cultural delights.

Misrepresentation Act: Bureau Office Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or a contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements of fact but satisfy themselves by inspection or otherwise as to the correctness, (iii) no person in the employment of Bureau Office Limited has the authority to make or give any representation or warranty whatsoever in relation to this property, (iv) all rents and prices are quoted exclusive of VAT.