

51

GREAT
MARLBOROUGH
STREET

51

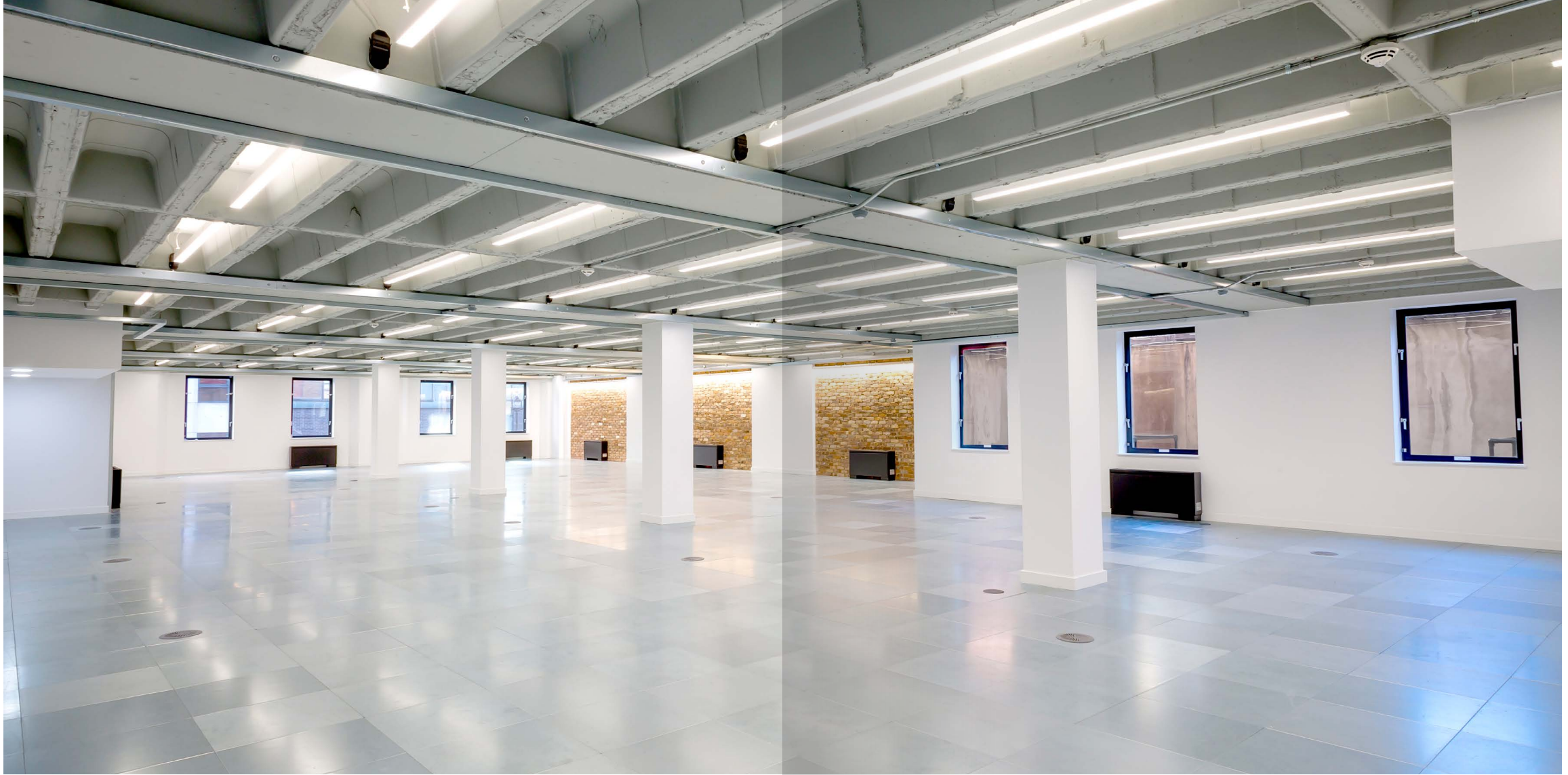
GREAT MARLBOROUGH STREET

Situated on the southside of Great Marlborough Street, the building affords an unrivalled location.

The vibrant Carnaby Street is only a minutes' walk from the building. In addition, all the exciting and diverse retail, restaurants, bars and leisure amenities of Soho are all on your door step. Access to Oxford Street and Fitzrovia are also close by to the north.

You are in good company on Great Marlborough Street, your neighbours include, Sony, Apple, Levi Strauss, Vinyl Factory Publishing, Heidrick & Struggles and the Liberty London department store.





A CREATIVE CANVAS

Architecturally designed by Garnett & Partners, the 1st floor accommodation measures, 4,689 sq ft and boasts great features including a concrete coffered ceiling and new LED light fittings, maximising the floor to ceiling height and natural light entering the floor.

The space benefits from new air conditioning and is designed to accommodate an occupational density of 1: 8 sqm.



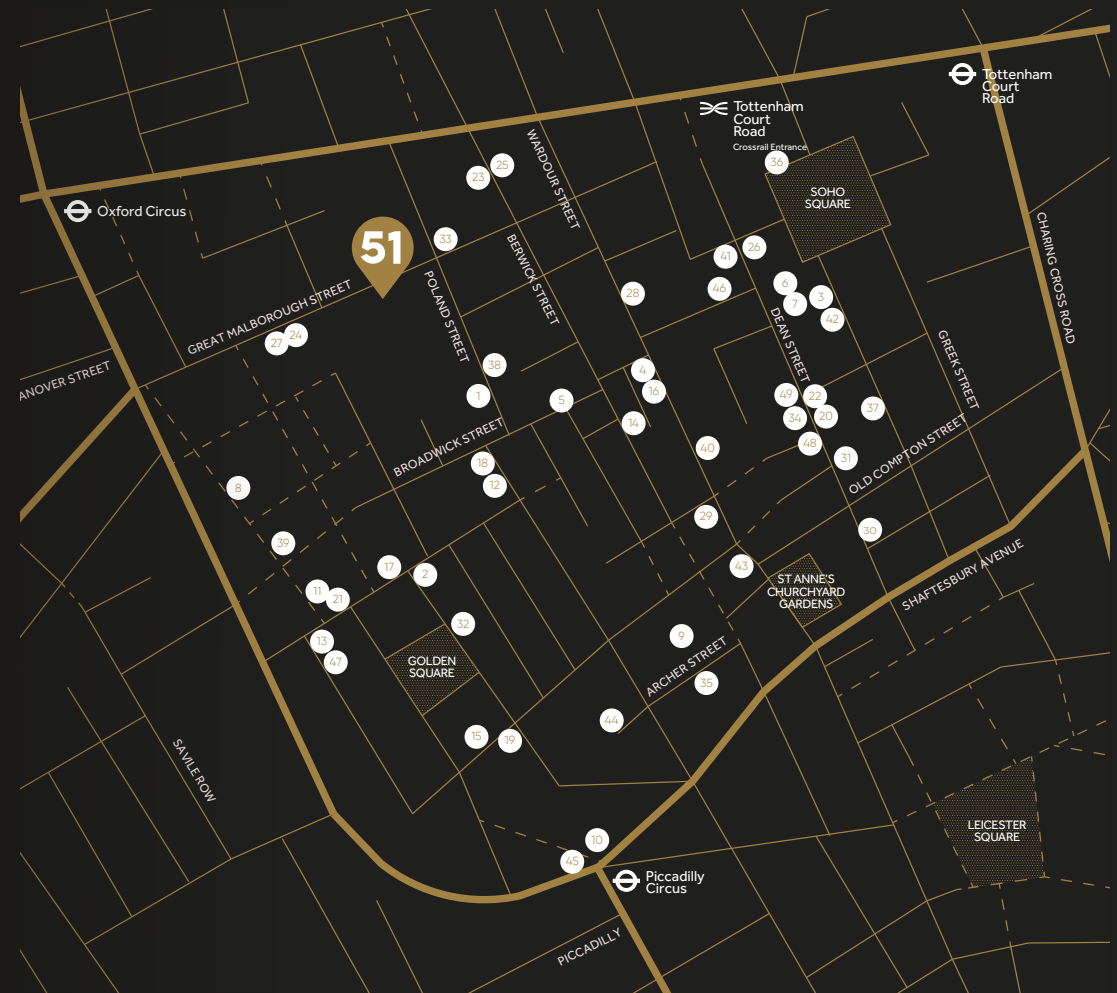
Indicative Fit Out CGI



The location offers everything required by a modern business seeking to be in a prestigious, contemporary location.

Every inch of Soho is brimming with vitality and is constantly reinventing itself.

Situated next to the world renowned Carnaby Street, the property is surrounded by the coolest fashion brands, colourful cuisines, and unrivalled transport connections.



FOOD & DRINK

RESTAURANTS

1. Social Eating House
2. Bob Bob Ricard
3. Arbutus
4. Yauatcha
5. The Ivy Soho Brasserie
6. Barrafina
7. Quo Vadis
8. Dishoom Carnaby
9. Bocca di Lupo
10. Brasserie Zédel
11. Cinnamon
12. Fernandez & Wells

13. Nopi
14. Polpetto
15. HIX
16. The Duck and Rice
17. Polpo
18. BAO
19. MASH
20. Burger & Lobster
21. Flat Iron
22. Oliver Maki
23. Ember Yard
24. Ping Pong
25. Franco Manca
26. Pizza Pilgrims
27. Wagamama Carnaby

28. Princi
29. Bone Daddies
30. Le Relais de Venise l'Entrecôte
31. Prix Fixe

BARS

32. Graphic
33. BrewDog
34. Dean Street Townhouse
35. Archer Street
36. Six Storeys
37. Ronnie Scotts
38. Barrio

39. Cahoots
40. 100 Wardour St
41. The Nellie Dean
42. Circa
43. Rupert Street Bar

HOTELS & MEMBERS CLUBS

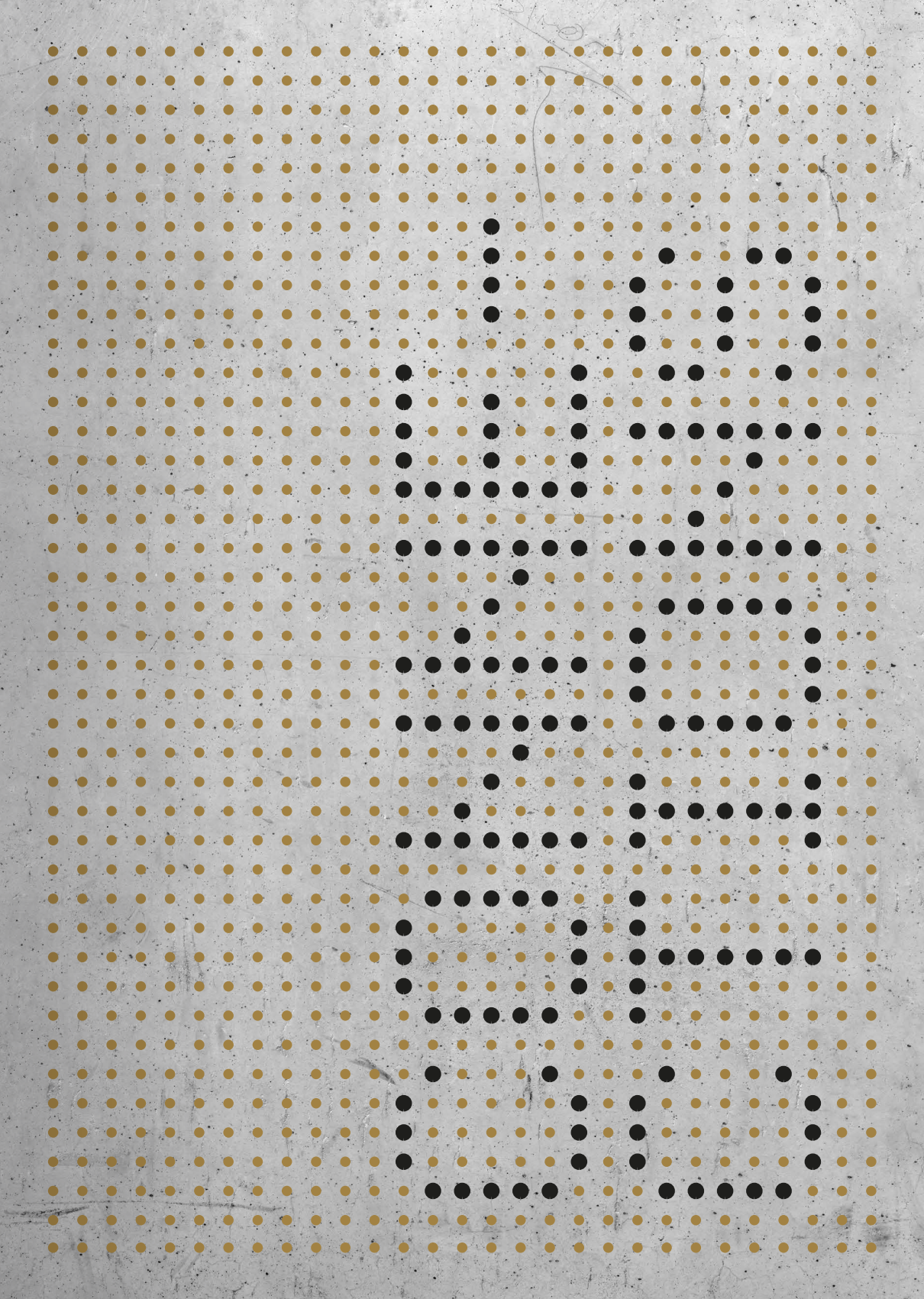
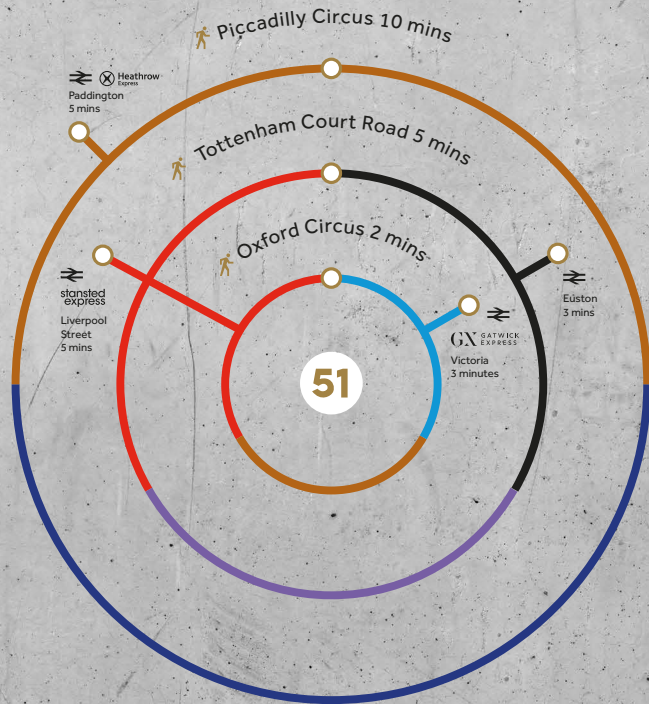
44. Ham Yard Hotel
45. Hotel Cafe Royal
46. The Soho Hotel
47. Karma Sanctum Soho London
48. Blacks Club
49. Soho House



CONNECTIONS



Being 2 minutes from Oxford Circus tube station and 5 minutes from either Bond Street or Tottenham Court Road stations, connectivity is excellent. Tottenham Court Road will provide access to the Elizabeth Line in Autumn 2019.





Indicative Fit Out CGI

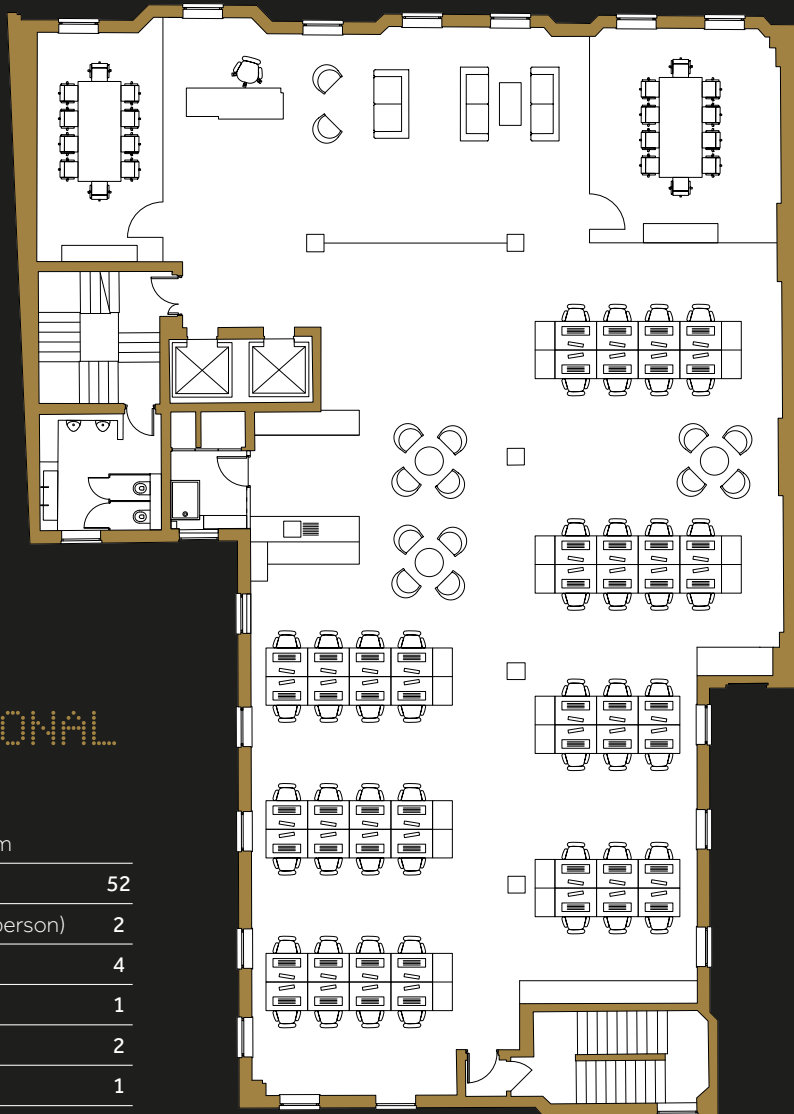


The newly refurbished space allows an occupier to create an inspiring workplace environment with great flexibility.

TRADITIONAL PLAN

4,689 sq ft / 436 sq m

Workstations	52
Meeting rooms (10 person)	2
Breakout spaces	4
Kitchenette	1
Reception	2
Client area	1



CREATIVE PLAN

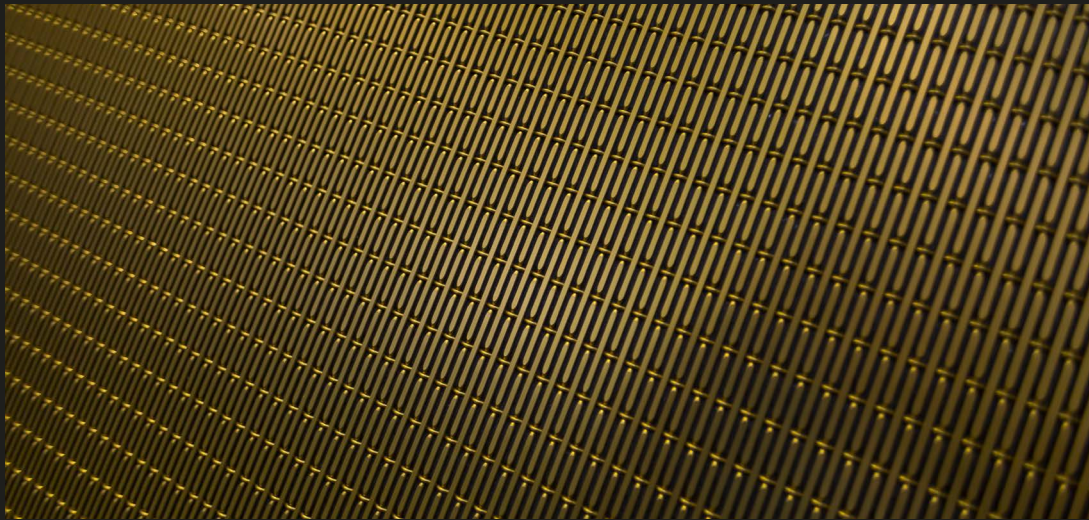
4,689 sq ft / 436 sq m

Workstations	38
Meeting room (10 person)	1
Meeting room (8 person)	1
Small breakout spaces	11
Large breakout spaces	1
Work bench	1
Kitchenette	1



SUMMARY SPECIFICATION

- New raised floor
- Under floor fresh air supply
- Exposed coffered ceiling
- Exposed brick feature wall
- New demised shower
- Capped off services
- 2 x 10 person passenger lift
- Commissionaire



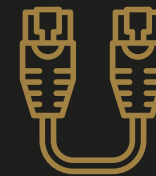
OCCUPATION DESIGN
DENSITY 1 PERSON PER 8 SQ M



NEW WALL MOUNTED
VRF A/C UNITS



NEW LED SMART
CONTROLLED LIGHTING



FIBRE
CONNECTIVITY

51 GREAT
MARLBOROUGH
STREET

51GMS.CO.UK

FURTHER INFORMATION

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