

**58 Great Marlborough Street**  
Soho, London, W1F 7JY



**OFFICE TO LET | 1,709 sq ft**



## Location

58 Great Marlborough Street is situated on the south of Great Marlborough Street, close to the junction with Poland Street, just 150m from Liberty's and Carnaby Street. Located in the heart of Soho, a vibrant area full of shopping and entertainment amenities, it is also well served by public transport - Oxford Circus (Bakerloo, Central and Victoria Lines), Tottenham Court Road (Central and Northern Lines) and Piccadilly Circus (Bakerloo and Piccadilly Lines) underground stations. Each is within a short walk.

## Floor Areas

Floor	sq ft	sq m
1st Floor	1,709	159
<b>TOTAL (approx.)</b>	1,709	159

\*Measurement in terms of \*NIA

## Description

The available first floor office is accessed via a well presented ground floor entrance and a lift. The 1,709 sq ft office is currently fitted to a very high standard, and is suitable for staff from between 12 and 22 people. The property includes executive offices, a boardroom, a bespoke kitchen and open plan & hot desking areas too. Naturally for a property of this quality, the office benefits from A/C as well as an IT systems (untested).

### Soho

Soho is now the creative hub of London's booming media industry and has the densest concentration of restaurants, cafés, clubs and bars in central London and truly represents the vibrant, bustling heart of this amazing city.

Soho is a location roughly bounded by Oxford Street to the north, Charing Cross Road to the east, Leicester Square to the south and Regent Street to the west.

**Jason Hanley, Partner**

📞 020 7025 1391

**Rebecca Saxon, Agency Surveyor**

📞 020 7025 1397

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

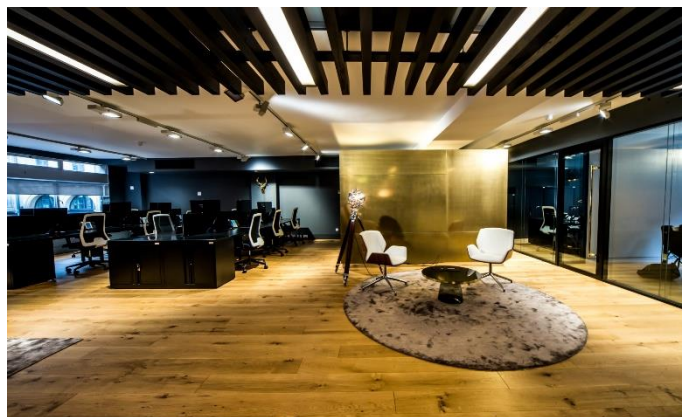
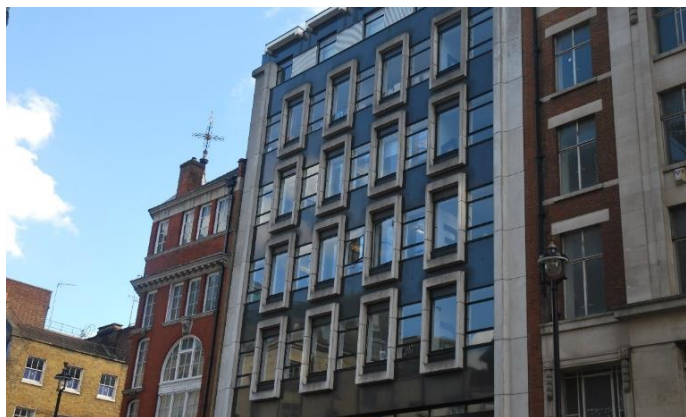
**Subject to Contract January 2018**

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## Terms

Tenure:	Leasehold
Lease:	A new FR&I lease available direct from the landlord
Quoting Rent:	£59.50 psf pax
Rates:	Estimated at £20.08 psf pa 2017/18
Service Charge:	Approximately £7.00 psf pax

## Amenities

- Partially fitted office
- ERCO track lighting
- Wooden Floor
- Bespoke kitchen
- Passenger lift
- Double glazed Boardroom & 2 executive offices
- Air conditioning
- Open plan & hot desking areas
- IT solution
- Fibre optic broadband
- Blinds
- Secondary Glazing

### Jason Hanley, Partner

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### Rebecca Saxon, Agency Surveyor

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