

51 Great Marlborough Street,  
Soho, London, W1F 7JT



OFFICES TO LET | FROM 4,675 – 13,977 sq ft



\*For indicative purposes photo shows newly fitted 1<sup>st</sup> floor

### Location

This prominent, modern, office building is situated mid way along Great Marlborough Street, one of Soho's principal streets. Traditionally favoured by the creative industries Soho has become one of London's most popular office locations. The property also benefits from close proximity to the Apple Store on Regent Street, Liberty's as well as all the amenities of Mayfair. Soho is also known for some of the best restaurants and entertainment in the West End. Oxford Street (Bakerloo, Central and Victoria lines) and Piccadilly Circus (Bakerloo and Piccadilly lines) are the closest underground stations.

### Description

The available 2nd floor is currently being fitted and furnished by the landlord to provide two meeting rooms, a large breakout and 52 open plan desks. The floor will be available from September 2020. The 5<sup>th</sup> and 6<sup>th</sup> floors are to be refurbished and will be available from Q1 2020. The buildings reception and common areas have also undergone similar refurbishment.

### Floor Areas

Floor	sq ft	sq m	Status
6th Floor	4,731	440	Q1 2021
5th floor	4,571	425	Q1 2021
2nd Floor	4,675	434	Fitted
TOTAL (approx.)	13,977	1,299	

\*Measurement in terms of \*NIA

### 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. London's media industry thrives here with multiple advertising agencies, television and radio studios choosing Soho as their base of operations.

Rhys Evans, Partner

📞 020 7025 1393

Joint Agents: CBRE

Rebecca Saxon, Associate Partner

📞 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 August wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

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## Terms

Tenure:	Leasehold
Lease:	A new lease(s) from the landlord
Rent:	2nd floor £79.50 psf pax (Fitted)
Rates:	Estimated at £36.05 psf pax (2018/19)
Service Charge:	TBC approx. £12.00 psf pax
EPC Rating:	TBC

## Amenities

- Exposed coffered ceiling
- New air conditioning
- New metal tile raised floor
- New LED lighting
- New demised shower
- Manned reception
- Two passenger lifts
- Good natural light
- The 2nd floor is to be fitted (ready September 2020)
- Fibre connectivity in situ

Rhys Evans, Partner

📞 020 7025 1393  
✉️ revans@monmouthdean.com

Joint Agents: CBRE

Rebecca Saxon, Associate Partner

📞 020 7025 1397  
✉️ rsaxon@monmouthdean.com

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