

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



OFFICES TO LET | FROM 4,472 – 23,391 sq ft



*For indicative purposes photo shows newly fitted 1st 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 has been fully fitted and furnished by the landlord to provide two meeting rooms, a large breakout, and 52 open plan desks. The 5th and 6th floors are to be refurbished, one will be fully fitted and the other a Cat A finish. Both will be available from Q2 2020. The buildings reception and common areas have also undergone similar refurbishment.

Floor Areas

Floor	sq ft	sq m	Status
6 th Floor	4,472	415	Fitted
5 th Floor	4,745	441	Cat A
4 th Floor	4,759	442	
3 rd Floor	4,740	440	
2 nd Floor	4,675	434	Fitted
TOTAL (approx.)	23,391	2,172	

*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: Tavistock Bow

Jason Hanley, Partner

📞 020 7025 1391

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 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.

Subject to Contract March 2021

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Terms

Tenure:	Leasehold
Lease:	A new lease(s) from the landlord
Rent:	£79.50 psf pax
Rates:	Estimated at £37.00 psf pax (2020/21)
Service Charge:	Approx. £13.00 psf pax

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 fitted with desking for 52 and a mix of meeting rooms and breakout
- Immediate fibre connectivity to each floor of 1GB and much more available

Rhys Evans, Partner

📞 020 7025 1393
✉️ revans@monmouthdean.com

Joint Agents: Tavistock Bow

Jason Hanley, Partner

📞 020 7025 1391
✉️ jhanley@monmouthdean.com

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📞 020 7025 1390 🏠 4 Golden Square London W1F 9HT

