

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



FITTED OFFICES TO LET | FROM 4,472 – 18,651 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

All floors benefit from CAT A finishes and exposed covered feature ceilings.

The 2<sup>nd</sup>, 4<sup>th</sup> and 6<sup>th</sup> have been fully fitted out to provide high quality plug and play space.

### Floor Areas

Floor	sq ft	sq m	Status
6th floor	4,472	416	Fitted
5th floor	4,745	440	Cat A
4th floor	4,759	442	Fitted
2nd floor	4,675	434	Fitted
TOTAL (approx.)	18,651	1,732	

\*Measurement in terms of NIA

### Key Features

- 2<sup>nd</sup> floor – fully fitted, 52 workstations, x2 meeting rooms, x3 zoom booths, client lounge space and kitchenette.
- 4<sup>th</sup> floor – creative fit out, 38 workstations, x3 meeting rooms, town hall space, agile benches, vibrant finishes. Plus room to grow.
- 6<sup>th</sup> floor – refined fit out, 40 workstations, x2 meeting rooms, x1 internal meeting space, boutique finishes. Plus room to grow.
- 5<sup>th</sup> floor – blank canvas refurbished CAT A for traditional leasing or a turnkey deal
- All floors are fully cabled with CAT 6e cabling
- Access to 1GB fibre per floor, with 10 GB on demand
- All floors have demised showers
- Building commissionaire and 2 lifts (direct floor access)
- Occupier management service wrapper, available upon request

Rhys Evans, Partner

📞 020 7025 1393

Joint Agents: Tavistock Bow

Olivia Stapleton, Agency Surveyor

📞 020 7025 8940

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.

Subject to Contract August 2021

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## Terms

Tenure:	Leasehold
Lease:	New lease(s) from the landlord
Rent:	From £79.50 psf pax (Fitted)
Rates:	Estimated at £38.00 psf pax (2021/22)
Service Charge:	TBC approx. £13.02 psf pax
EPC Rating:	B

## Amenities

- Exposed coffered ceiling
- New air conditioning
- New metal tile raised floor
- New LED lighting
- New demised showers
- Manned reception
- Two passenger lifts
- Fibre connectivity in situ

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📞 020 7025 1393  
✉️ revans@monmouthdean.com

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📞 020 7025 8940  
✉️ ostapleton@monmouthdean.com

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