

46a Great Marlborough Street

Soho, W1F 7JW



SELF-CONTAINED OPPORTUNITY OR FLOOR BY FLOOR TO LET |

474 – 643 – 1,238 – 1,249 – 3,604 sq ft



Location

46A Great Marlborough Street is situated just a few doors down from the famous Liberty's and Carnaby Street. Located in Soho, a vibrant area full of shopping and entertainment amenities, it is 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 are all within walking distance

Floor Areas

Floor	sq ft	sq m
4 th Floor	474	44
3 rd Floor	643	60
2 nd Floor	1,238	115
1 st Floor	1,249	116
TOTAL (approx.)	3,604	335

*Measurement in terms of NIA

Description

This is an attractive converted Dutch style warehouse which in 2008 was refurbished in a bespoke contemporary style and will be redecorated prior to new tenancies (vacant Dec 2020 or possibly prior). In many respects it was over specified. The available offices are accessed via a very well-presented ground floor entrance with broad-loom carpets and "double underlay", leading to a modern passenger lift. The offices provide exceptional polished timber floors and modern, light office space. In the common parts are stylish W/C's.

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.

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

Subject to Contract January 2022

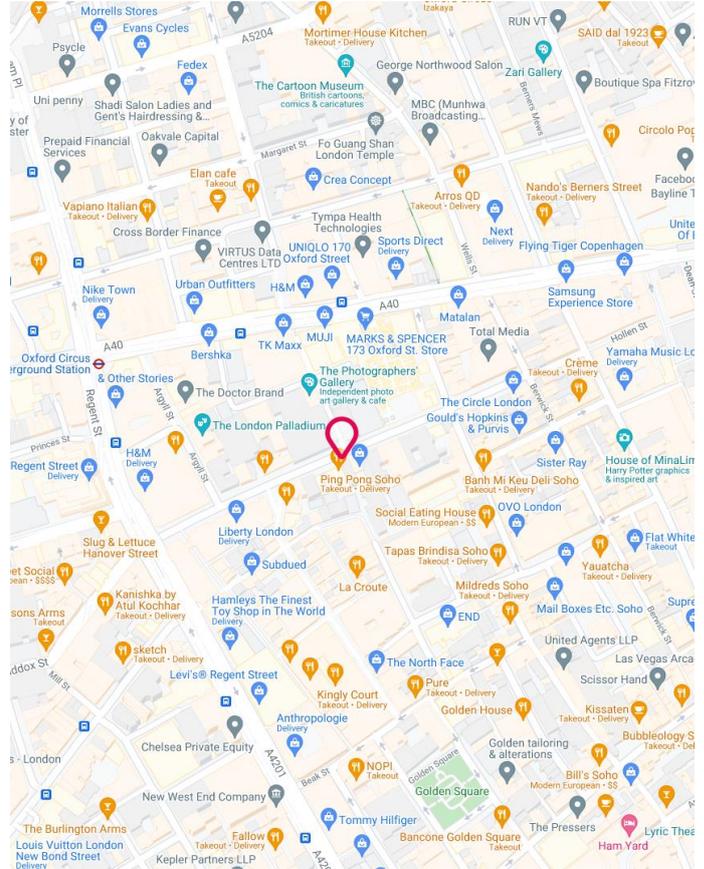
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📍 4 Golden Square London W1F 9HT

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FLOORS TO LET | 474 – 3,604 sq ft



Terms

Tenure:	Leasehold
Lease:	A new lease direct from the Freeholder for a term by arrangement.
Rent:	£79.50 psf
Rates:	Approx £27 per sq ft please make your own enquiries with VOA
Service Charge:	£6.00 psf
EPC Rating:	TBC

Amenities

- Attractive period façade
- Wood floors
- Modern lift
- A/C throughout
- High ceilings

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✉️ jhanley@monmouthdean.com

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