

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

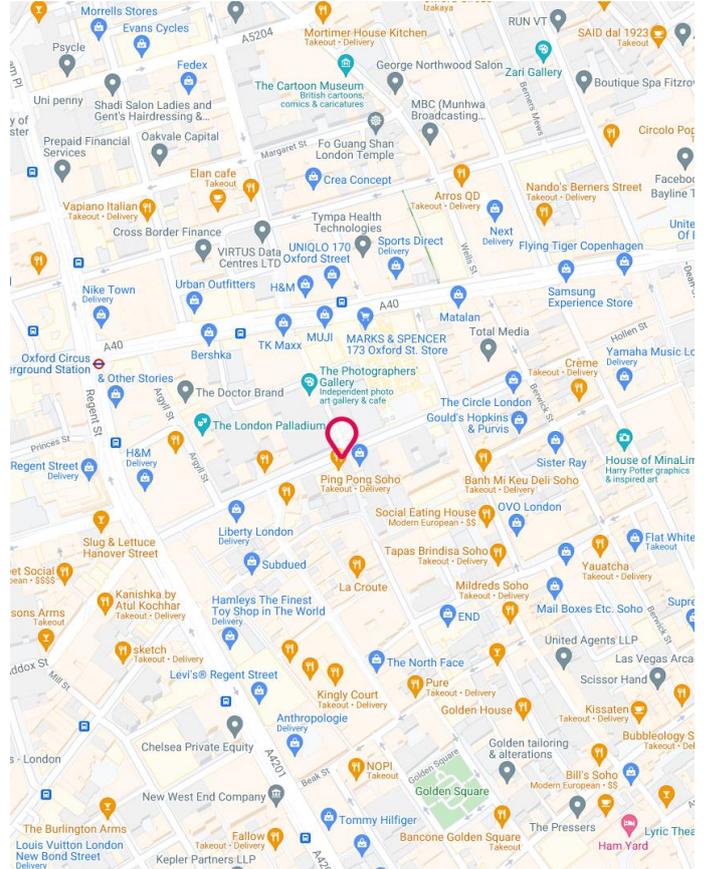
📞 020 7025 1390

🏠 4 Golden Square London W1F 9HT

46a Great Marlborough Street Soho, W1F 7JW



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

Jason Hanley, Partner

📞 020 7025 1391

✉️ jhanley@monmouthdean.com

Applicants are advised to make their own enquiries 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.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract January 2022

📞 020 7025 1390

📍 4 Golden Square London W1F 9HT