

TOP FLOOR OFFICE TO LET IN SOHO | 474 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

Description

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

Floor Areas


Floor	sq ft	sq m
4 th Floor	474	44
TOTAL (approx.)	474	44

*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.

Jason Hanley, Partner

 020 7025 1391 / 07904 630 154

Olivia Stapleton, Agency Surveyor

 020 7025 8940 / 07899 667 988

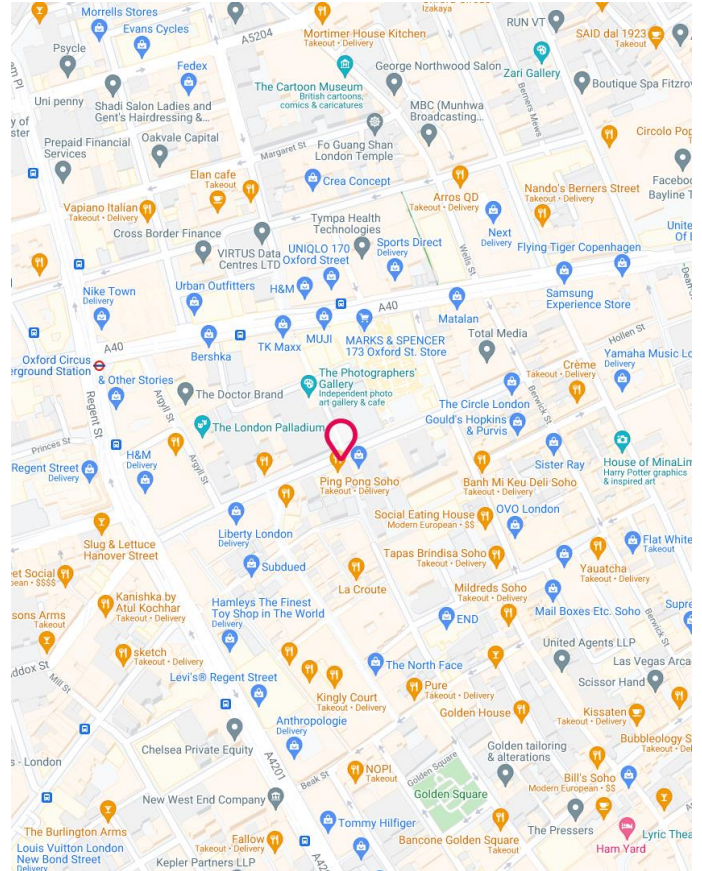
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Subject to Contract February 2023

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Terms

Tenure:	Leasehold
Lease:	A new lease direct from the Freeholder for a term by arrangement.
Rent:	£79.50 psf pax
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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📞 020 7025 1391 / 07904 630 154
✉️ jhanley@monmouthdean.com

Olivia Stapleton, Agency Surveyor

📞 020 7025 8940 / 07899 667 988
✉️ ostapleton@monmouthdean.com

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