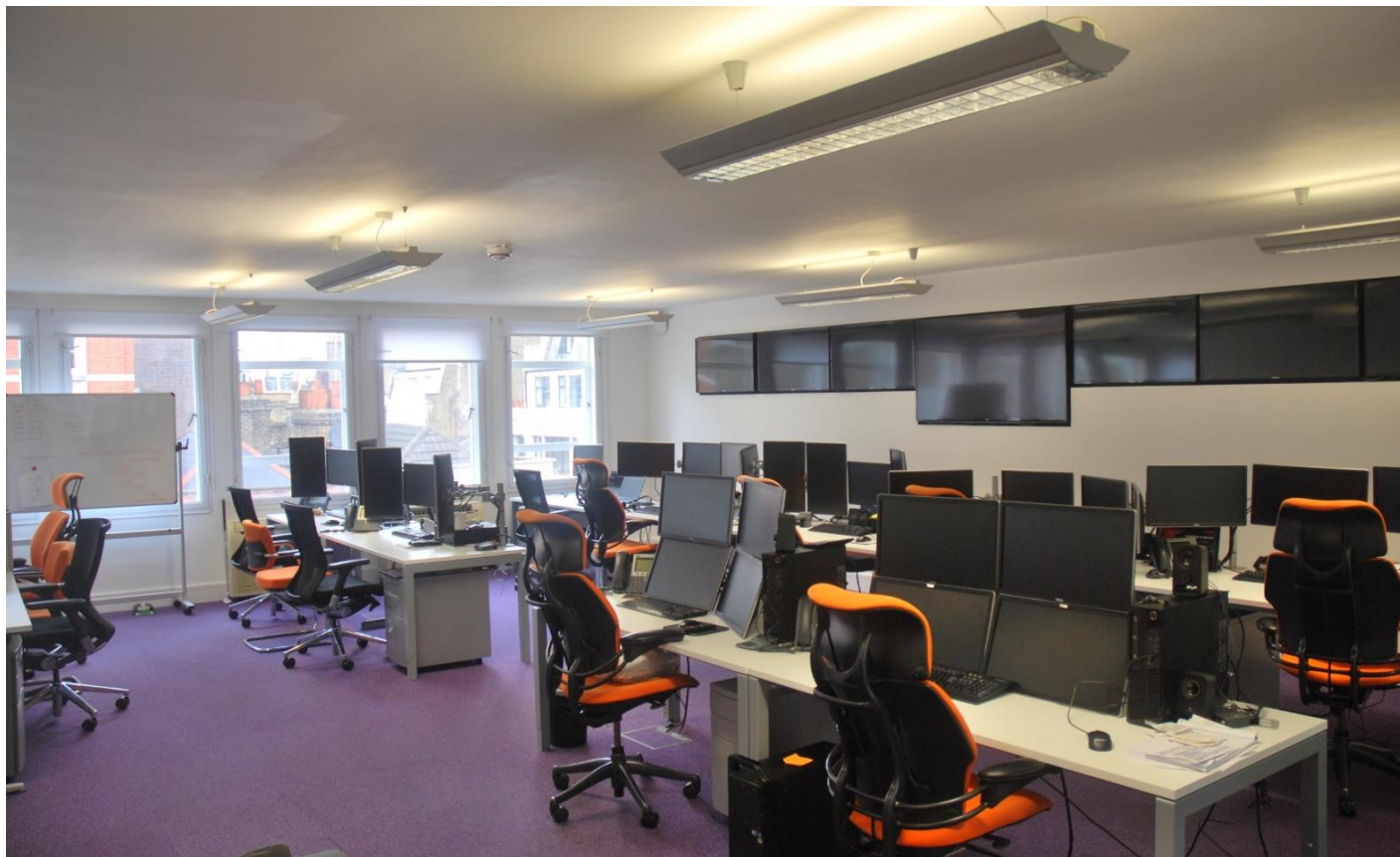


**58 Great Marlborough Street**  
Soho, London, W1F 7JY



**OFFICE TO LET | 1,541 sq ft**



## Location

58 Great Marlborough Street is situated on the south of Great Marlborough Street, close to the junction with Poland Street, just 150m from Liberty's and Carnaby Street. Located in the heart of Soho, a vibrant area full of shopping and entertainment amenities, it is also 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. Each is within a short walk.

## Floor Areas

Floor	sq ft	sq m
4th Floor	1,541	143
<b>TOTAL (approx.)</b>	1,541	143

\*Measurement in terms of \*NIA

## Description

The available fourth floor office is accessed via a well presented ground floor entrance. The floor itself provides bright, good quality accommodation, currently fitted to a high standard.

**Jason Hanley, Partner**

📞 020 7025 1391

**Rebecca Saxon, Agency Surveyor**

📞 020 7025 1397

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

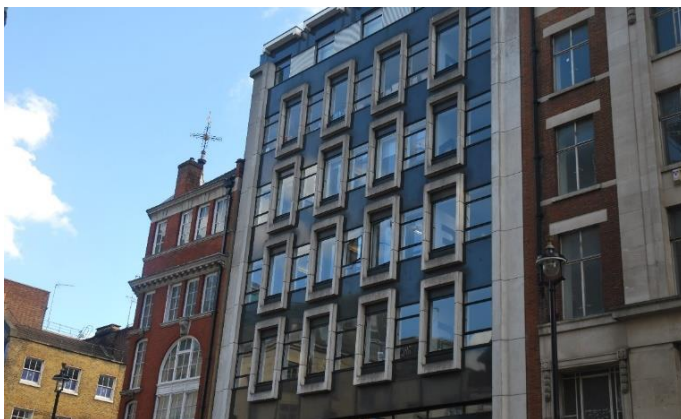
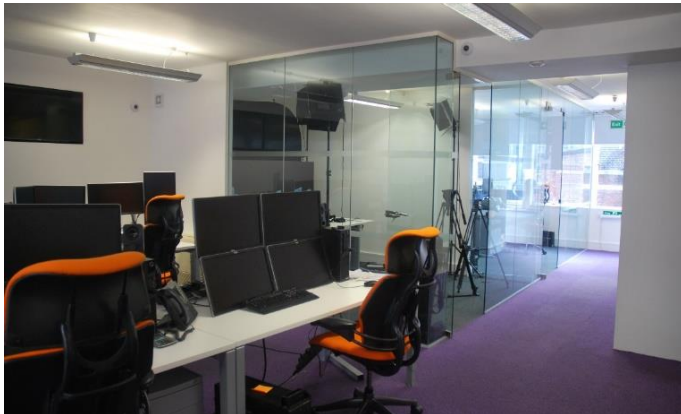
**Subject to Contract April 2017**

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## Terms

Tenure:	Leasehold
Lease:	An assignment of the existing lease until October 2019. Alternatively a new lease may be available with terms to be agreed.
Passing Rent:	£57.50 psf pax
Market Rent:	Upon Application
Rates:	Estimated at £20.08 pas pa 2017/18
Service Charge:	Approximately £6.50 psf pax

## Amenities

- Fitted office
- Raised floor
- Shower
- Passenger lift
- Meeting rooms
- Plaster ceiling
- Comfort cooling

### Jason Hanley, Partner

020 7025 1391  
jhanley@monmouthdean.com

### Rebecca Saxon, Agency Surveyor

020 7025 1397  
rsaxon@monmouthdean.com

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