

OFFICE TO LET | 850 sq ft



Location

46 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 a walking distance.

Description

This is an attractive converted Dutch style warehouse, which was refurbished in a bespoke contemporary style in 2008. The beautiful lower ground floor provides high quality fully fitted and cabled space with great attention to detail. A large light well provides a wealth of light for the office. The unit benefits from shared meeting rooms and furniture in situ.

Floor Areas

Floor	sq ft	sq m
Lower Ground	850	79
TOTAL (approx.)	850	79

*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

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Rebecca Saxon, Associate Partner

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Georgia Mason, Agency Surveyor

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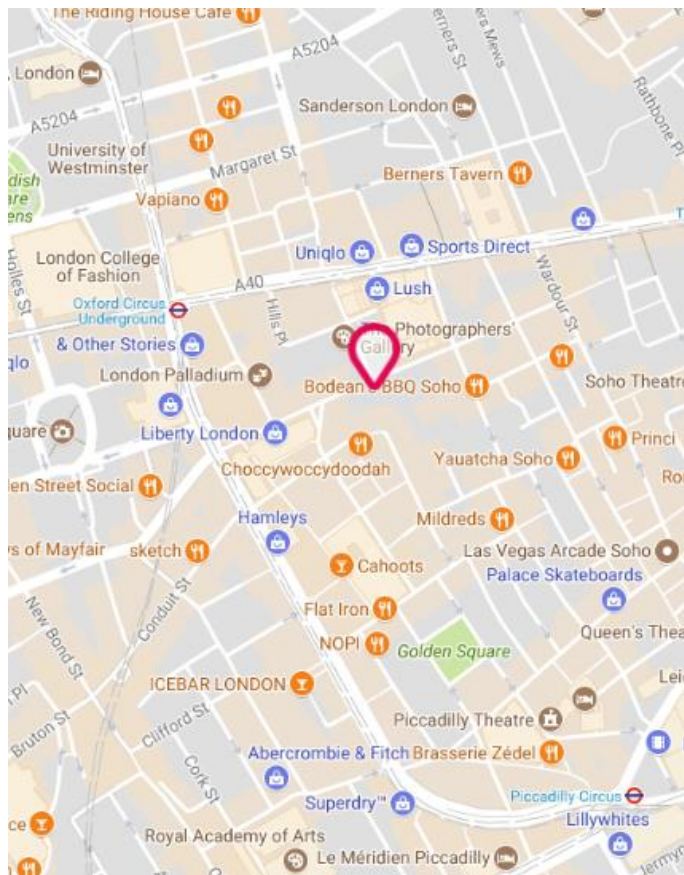
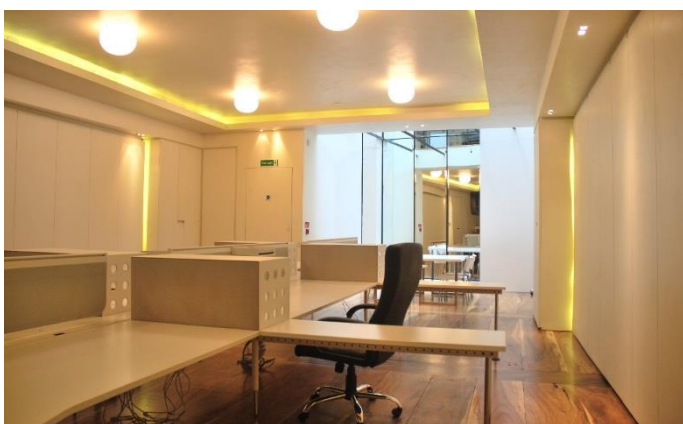
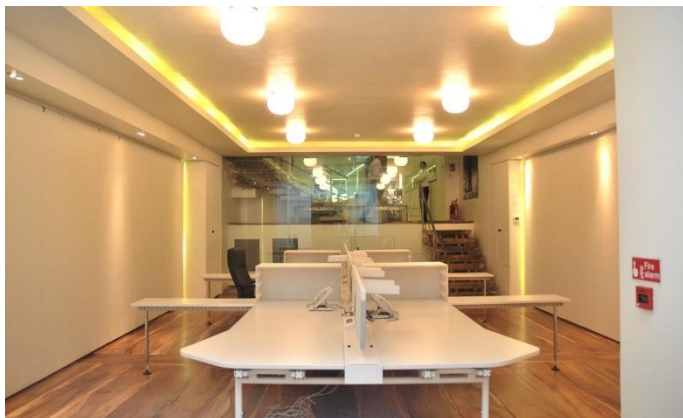
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Subject to Contract April 2018

**46A Great Marlborough Street,
Soho, London, W1F 7JW**



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Terms

Tenure:	Leasehold
Lease:	A new flexible lease from the landlord
Rent:	£80,000 per annum inclusive of rent, rates and service charge
Rates:	Inclusive in rent
Service Charge:	Inclusive in rent
EPC Rating:	TBC

Amenities

- Attractive period façade
- Air conditioning
- Fully fitted and cabled
- Furniture available
- High quality wooden floor
- Shared meeting facilities

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