

**51 Great Marlborough Street,  
Soho, London, W1F 7JT**



**NEW TO THE MARKET | OFFICE TO LET | 4,731 sq ft**



*\*For indicative purposes only – 4th floor photo*

### Location

This prominent, modern, office building is situated mid way along Great Marlborough Street, one of Soho's principal streets. Traditionally favoured by the creative industries Soho has become one of London's most popular office locations. The property also benefits from close proximity to the Apple Store on Regent Street, Liberty's as well as all the amenities of Mayfair. Soho is also known for some of the best restaurants and entertainment in the West End. Oxford Street (Bakerloo, Central and Victoria lines) and Piccadilly Circus (Bakerloo and Piccadilly lines) are the closest underground stations.

### Description

The available 1st floor is being refurbished to provide contemporary space with exposed finishes. The buildings reception and common areas have also undergone similar refurbishment.

### Floor Areas

Floor	sq ft	sq m
1st Floor	4,731	440
<b>TOTAL (approx.)</b>	<b>4,731</b>	<b>440</b>

\*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.

### Rhys Evans, Partner

📞 020 7025 1393

Joint Agents: CBRE

### Rebecca Saxon, Associate Partner

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

**Subject to Contract August 2018**

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## Terms

Tenure:	Leasehold
Lease:	A new lease from the landlord
Rent:	Upon application
Rates:	Estimated at £36.05 psf pax (2018/19)
Service Charge:	TBC approx. £12.00 psf pax
EPC Rating:	TBC

## Amenities

- Exposed coffered ceiling
- New air conditioning
- New metal tile raised floor
- New LED lighting
- New demised shower
- Manned reception
- Two passenger lifts
- Good natural light

### Rhys Evans, Partner

📞 020 7025 1393  
✉️ revans@monmouthdean.com

Joint Agents: CBRE

### Rebecca Saxon, Associate Partner

📞 020 7025 1397  
✉️ rsaxon@monmouthdean.com



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