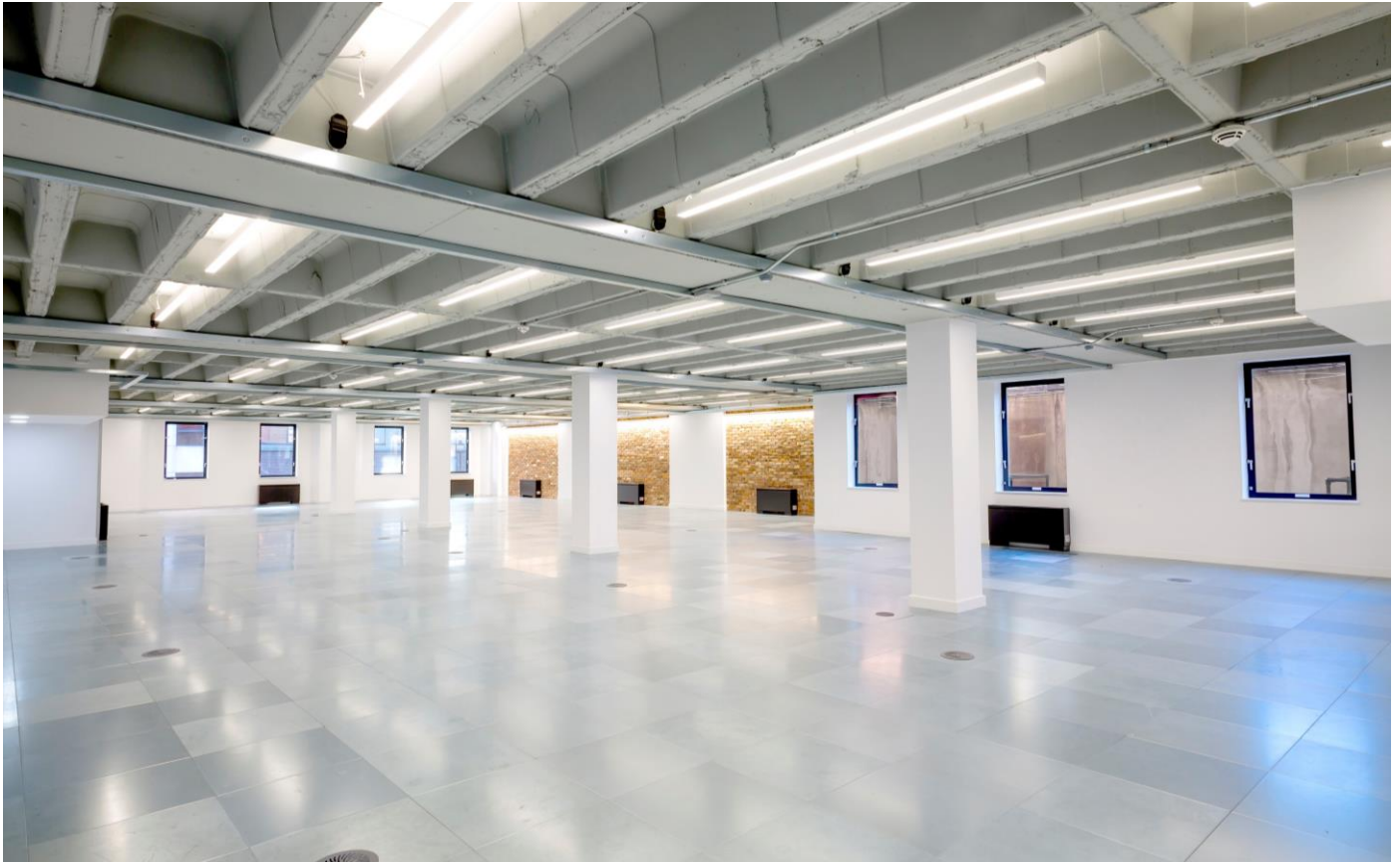


**51 Great Marlborough Street,
Soho, London, W1F 7JT**



NEW TO THE MARKET | OFFICE TO LET | 4,689 – 9,389 sq ft



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 has been refurbished to provide contemporary space with exposed finishes. The 1st floor is to be fitted and furnished by the landlord to provide two meeting rooms, a large breakout and 52 open plan desks. The 2nd floor will be available from December 2019 and is to be refurbished to provide Grade A open plan office space. The buildings reception and common areas have also undergone similar refurbishment.

Rhys Evans, Partner

📞 020 7025 1393

Joint Agents: CBRE

Floor Areas

Floor	sq ft	sq m	Status
2nd Floor	4,700	437	Dec '19
1st Floor	4,689	436	Now
TOTAL (approx.)	9,389	873	

*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.

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 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.

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Terms

Tenure:	Leasehold
Lease:	A new lease from the landlord
Rent:	2nd floor £69.50 psf pax (Cat A) 1st floor £79.50 psf pax (fitted)
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
- The 1st floor is to be fitted
- Fibre connectivity in situ

Rhys Evans, Partner

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Joint Agents: CBRE

Rebecca Saxon, Associate Partner

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Subject to Contract November 2019