

**STAGE**

51 Great Marlborough  
Street, Soho

London W1

3rd Floor

4,740 / 440 sq.m

CAT A + workspace floor TO LET

PRIVATE WORKSPACE

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FULLY FITTED AND FURNISHED

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PRIME SOHO LOCATION AND ADDRESS

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[stage-re.co.uk](https://stage-re.co.uk)

## 3<sup>rd</sup> Floor – Space Plan



### Fit out amenities:

- x52 open plan workstations
- x10 person boardroom
- x8 person meeting room
- x2 4 person / private offices
- x4 VC meeting room
- x8 person touchdown bench
- Huddle booth
- Client lounge
- Kitchenette
- Dining table
- Demised shower and lockers

# STAGE



## Amenities

- 3<sup>rd</sup> floor fully fitted and furnished
- x52 workstations, x3 meeting rooms and x2 private offices
- Air conditioning with under floor fresh air and openable windows
- Exposed concrete ceilings with new LED lighting
- Demised shower
- Lockers
- Fibre connectivity (1 – 10Gb)
- EPC – B



## Floor Plan



## Floor Areas

Floor	Sq ft	Sq m	Workstations
6 <sup>th</sup> floor		LET	
5 <sup>th</sup> floor		LET	
4 <sup>th</sup> floor		LET	
3 <sup>rd</sup> floor	4,740	440	52
2 <sup>nd</sup> floor		LET	
1 <sup>st</sup> floor		Coming Soon	
<b>Total</b>	<b>4,740</b>	<b>440</b>	<b>38-52</b>

## Location & Connectivity



Google Maps



What Three Words



Oxford Circus

2 mins



Bond Street

4 mins



Tottenham Court Road

5 mins

## Outgoings

Guide Rent	Business Rates	Service Charge	Total
£90.00 psf	£39.75 psf	£25.20 psf	£154.95 psf

## Term

A new lease is available direct from the landlord on terms by arrangement.

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