

51 Great Marlborough Street

Soho, London, W1

4,675 sq ft / 434 sq m to 14,090 / 1,309 sq m of
Fitted and Furnished workspace TO LET
arranged over the 1st, 2nd and 3rd floors

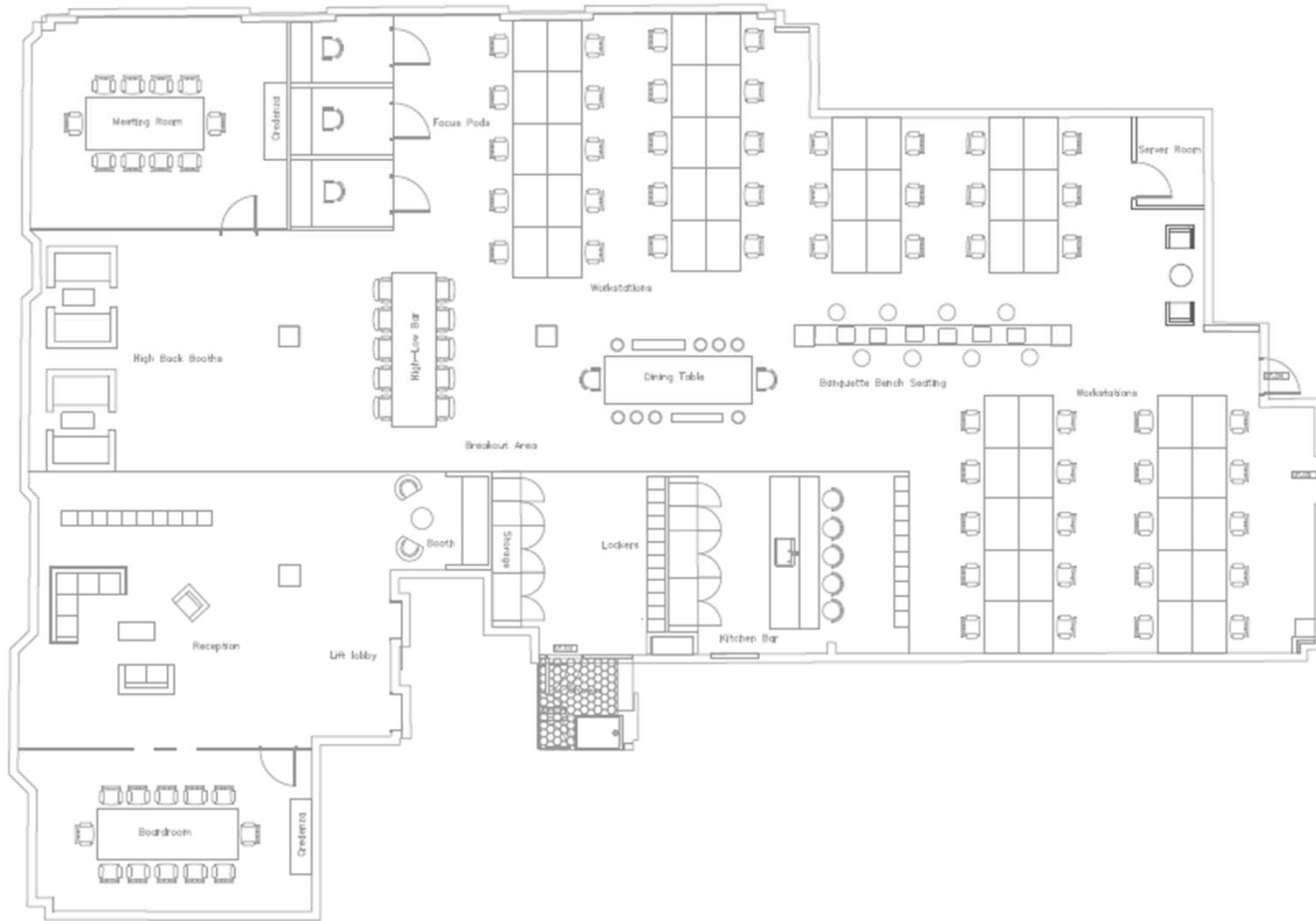
PRIVATE WORKSPACES TO LET

FULLY FITTED AND FURNISHED

PRIME SOHO LOCATION AND ADDRESS



1st and 2nd Floor – Space Plan



Fit out amenities:

- x52 open-plan workstations
- x12-person boardroom
- x10-person meeting room
- x3 phone booths
- x10-person touchdown bench
- x2 Huddle booths
- Client lounge
- Kitchenette
- Dining table
- Demised shower and lockers

STAGE



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3rd Floor – Space Plan



Fit out amenities:

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

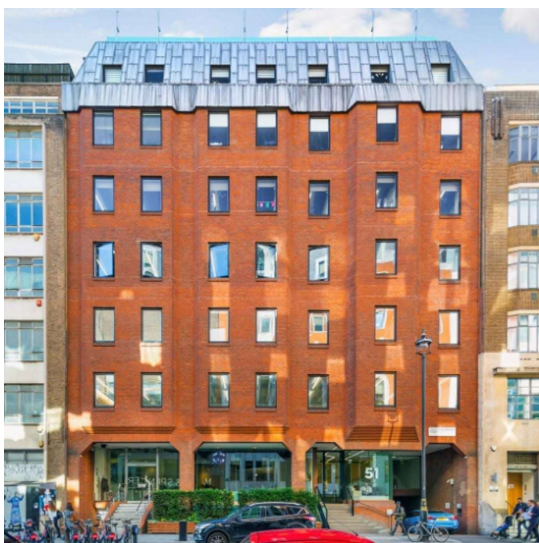
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Amenities

- 3rd floor - x52 workstations, x3 meeting rooms and x2 private offices
- 1st and 2nd Floors each have - x52 workstations, x3 meeting rooms, x3 call booths
- Air conditioning with under floor fresh air and openable windows
- Exposed concrete ceilings with new LED lighting
- Demised shower and lockers
- Fibre connectivity (1 - 10 Gb)
- EPC-B



Floor Plan



3rd floor - not to scale

Floor Areas

Floor	Sq ft	Sq m	Workstations
6 th floor			LET
5 th floor			LET
4 th floor			LET
3 rd floor	4,740	440	52
2 nd floor	4,675	434	52
1 st floor	4,675	434	52
Total	14,090	1,309	52 - 156

Location & Connectivity



	Oxford Circus	2 mins
	Bond Street	4 mins
	Tottenham Court Road	5 mins

Outgoings

Guide Rent	Business Rates	Service Charge	Total
From £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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