



Offices To Let

51-53 Great Marlborough Street, Soho, London, W1

4,675 sq ft / 434 sq m to 14,090 / 1,309 sq m

Description

Great Marlborough Street is a fitted and furnished workspace, arranged over the 1st 2nd and 3rd floors.

Provides a modern office, offering bright, efficient and flexible floorplates that can accommodate a variety of business requirements.

Occupiers are welcomed by a stylish, manned reception that has been comprehensively refurbished to create a professional arrival experience, providing an impressive first impression for both occupiers and visitors.

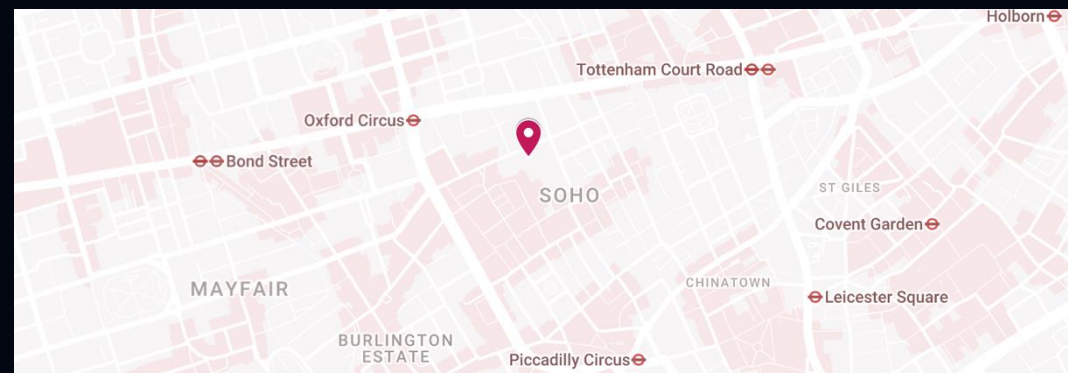
Amenities

- 3rd floor ~ x52 workstations, x3 meeting rooms and x2 private offices
- 1st and 2nd floors each have ~ x52 work booths, 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 (1-10Gb)
- EPC -B

Location

Set in the heart of Soho, one of London's most vibrant and historic districts, the property sits between Regent Street and Carnaby Street, benefiting from excellent connectivity and a lively mixed-use environment. The area is home to global brands, independent boutiques and a thriving hospitality scene, with Oxford Circus and Piccadilly Circus stations providing fast access across London and beyond.

It's also within easy walking distance of Mayfair, Covent Garden, St James's and Marylebone, each offering a mix of luxury retail, culture and dining. The City of London is around 15–20 minutes away via the Underground, making this a highly practical central base.



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Schedule of Areas

Floor	Sq Ft.	Sq. m,	Workstations
3rd floor	4,740	440	52
2nd floor	4,675	434	52
1st floor	4,675	434	52
Total	14,090	1,309	52 - 156

Lease Options

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

Financials

Rent: From £92.50 psf

Rates: £39.75 psf

S/C: £25.20 psf

Total: £154.95 psf

Viewings

Strictly by appointment through SHB & joint agents STAGE RE.



Rhys Evans

Director

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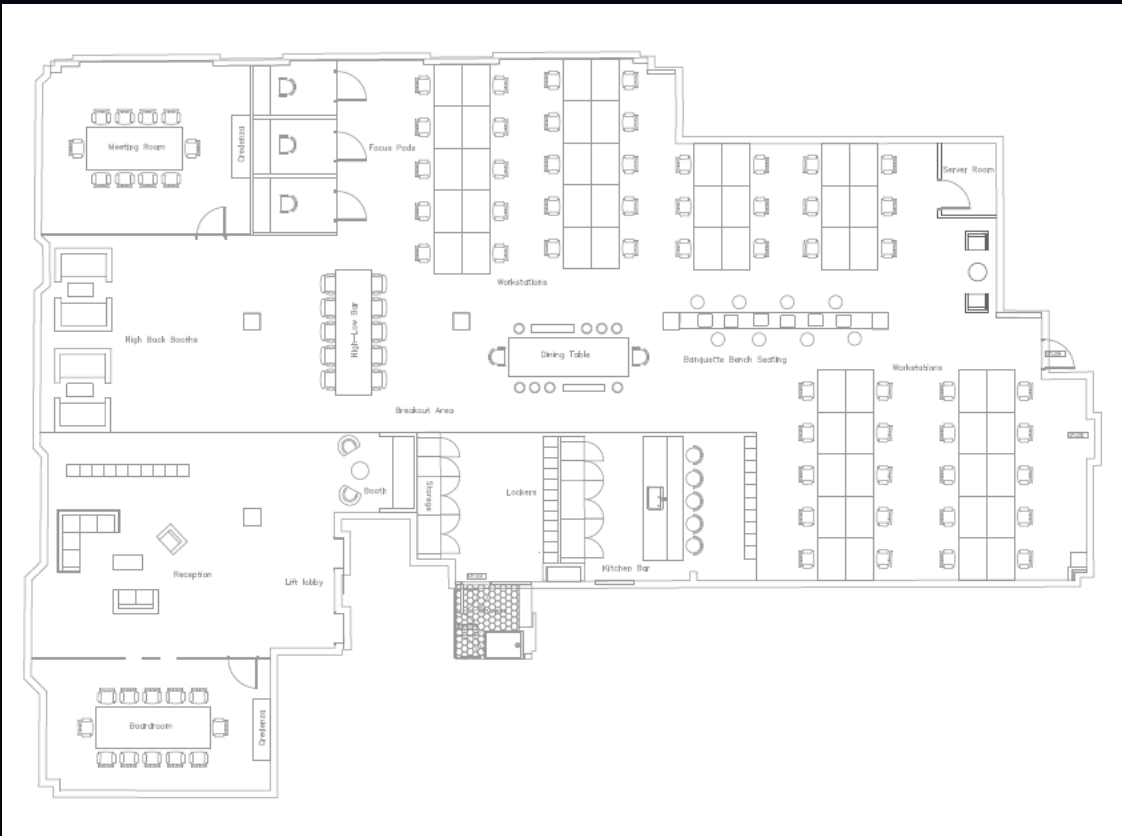


Ollie Friend

Graduate Surveyor

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