
TO LET

**32-34 Great Marlborough Street
London W1F 7JB**

**Prime Soho office suite adjacent to
Carnaby Street**

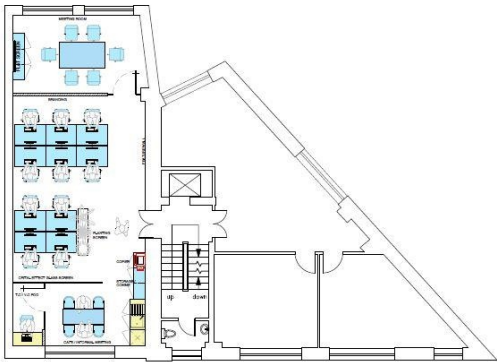
**726 Sq Ft
(67 Sq M)**

DESCRIPTION

The property comprises an attractive mock tudor mid-terraced period building which has undergone a refurbishment in recent years.

The 2nd floor office space is available either unfurnished or fully fitted to fit the tenant's requirements.

- ✓ Exposed services
- ✓ Open plan space
- ✓ Excellent natural light
- ✓ 1 x passenger lift
- ✓ Perimeter trunking
- ✓ Suspended cooling units
- ✓ Kitchenette



ACCOMMODATION

Net Internal Areas	sq ft	sq m
Part 2nd Floor	726	67
Total	726	67

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES & SERVICE CHARGE

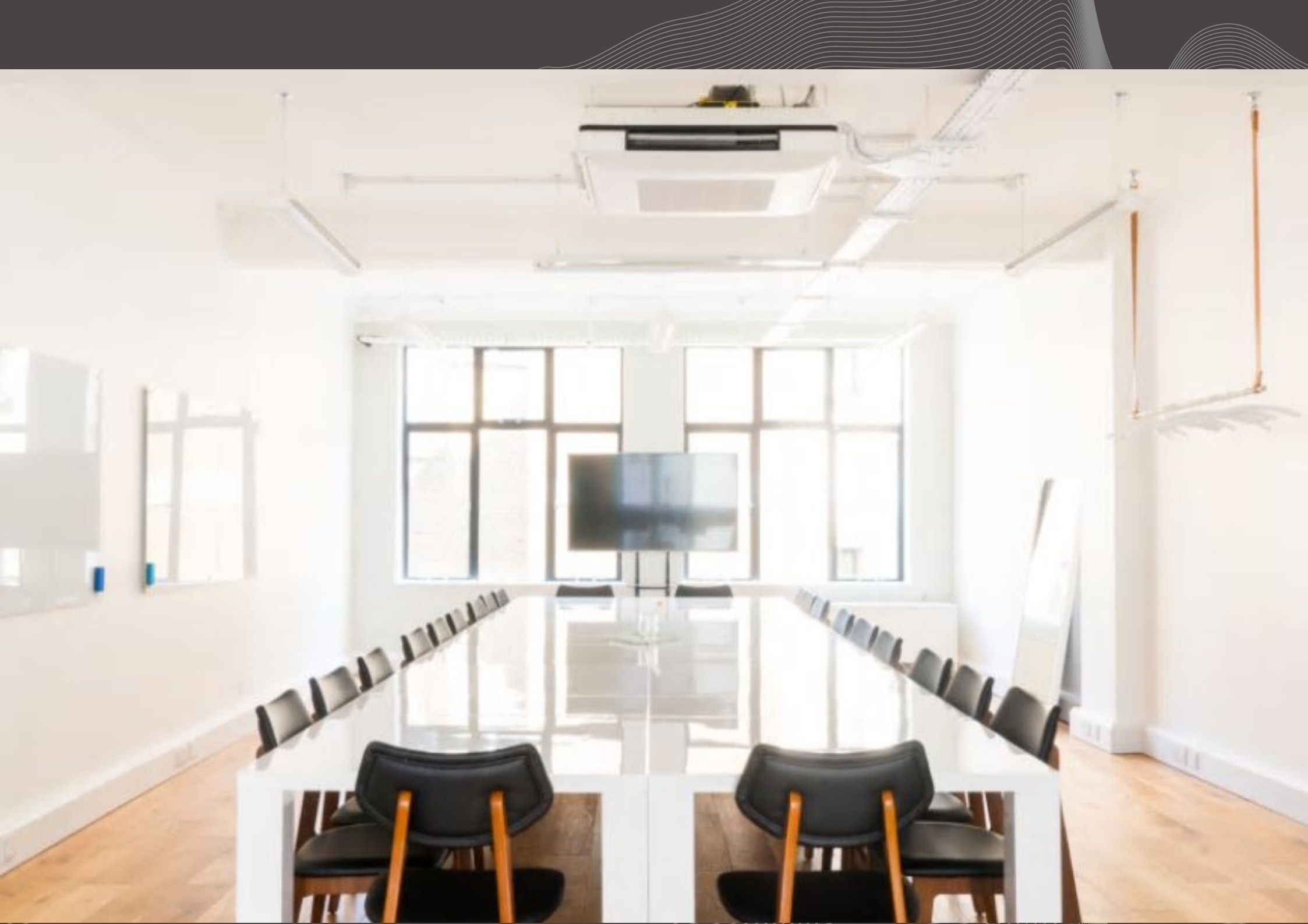
The Business Rates are £20.19 per sq ft per annum and Service Charge is c.£9.50 per sq ft per annum.

TERMS

New FRI lease available direct from the landlord at a quoting rent of £45,012 per annum unfurnished or £79,860 per annum fully fitted to a tenant's requirements.

EPC

D-77

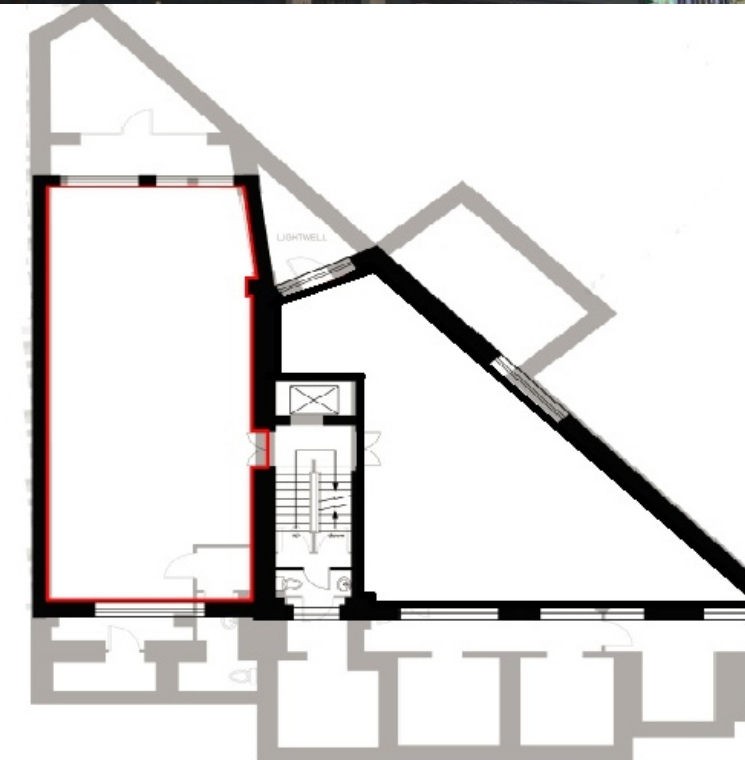




LOCATION

32-34 Great Marlborough Street is located on the southern side of Great Marlborough Street, in the heart of Soho and at the start of Carnaby Street. The area benefits from an array of bars, restaurants and retail facilities.

The property also benefits from excellent transport communication links with Oxford Circus and Tottenham Court Road within a short walking distance.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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