

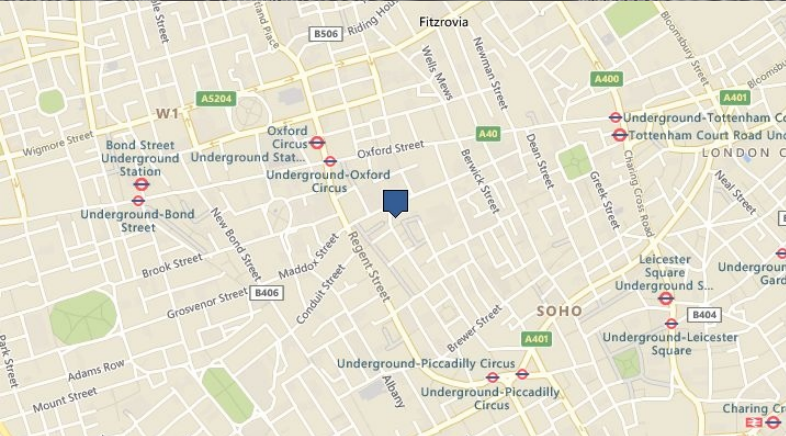


Part 2nd Floor, 32-34 Great Marlborough Street, London W1F 7JB

TO LET

Fully fitted media style space in heart
of Soho

642 Sq Ft
(60 Sq M)



LOCATION

32 - 34 Great Marlborough Street is located in the heart of Soho. The area benefits from an array of bars, restaurants and shops, making it one of London's most vibrant office, retail and entertainment locations.

DESCRIPTION

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

- ✓ **High quality fit out with exceptional natural light**
- ✓ **Exposed air conditioning & lighting systems**
- ✓ **Only £43,000 per annum exclusive**
- ✓ **24 hour access & passenger lift**
- ✓ **Meeting room & kitchenette in situ**
- ✓ **EPC Rating D77**

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	642	60

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 payable are c £19.68 per sq ft per annum, and the Service Charge is c £7.50 per sq ft per annum.

TERMS

Available by way of a new lease direct from the landlord for a term to be agreed.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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