

To Let

Office Property

Prime Soho office suite adjacent to Carnaby Street

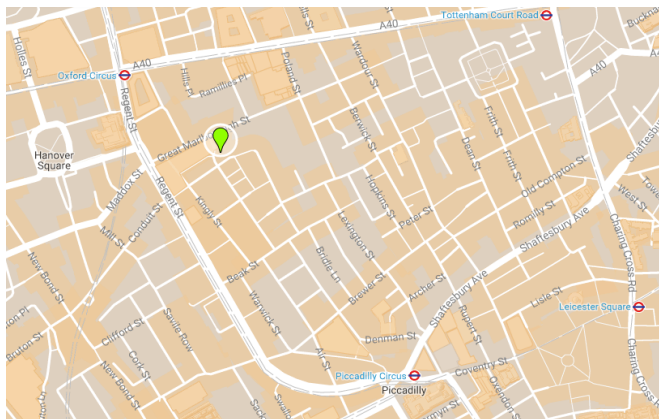
Part 2nd Floor, 32 - 34 Great Marlborough Street, W1F 7JB



- 642 Sq Ft (59.27 Sq M)
- Newly refurbished suite and common parts
- Only £43,000 per annum exclusive
- Media style space

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

Location



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

The property also benefits from excellent transport communication links with Oxford Circus (Bakerloo, Central and Victoria Lines) and Tottenham Court Road (Central and Northern Lines) underground stations both within a short walking distance.

Description

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

- Exposed services
- Open plan space
- New suspended cooling units
- Perimeter trunking
- Suspended uplighters
- New passenger lift
- Refurbished common parts with modern finishes
- Excellent natural light
- Wooden floor
- Capped off kitchen services

Accommodation

The accommodation provides the following floor area:

Accommodation	Sq. ft	Sq. m
Part 2nd Floor (NIA)	642	59.27

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

April 1st 2017: £19.68 per sq. ft per annum.

Interested parties are advised to make their own enquiries with the Local Authority to verify these.

Terms

A new effective FRI lease direct from the landlord for a term to be agreed.

The lease will be contracted outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 Part II (as amended).

Rent

£43,000 per annum exclusive.

Service Charge

£7.50 per sq. ft per annum.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Ty Turner

Lambert Smith Hampton
020 7198 2321
0772 067 7534
tturner@lsh.co.uk

Toby Chapman

Lambert Smith Hampton
020 7198 2333
0771 192 9650
tchapman@lsh.co.uk

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

Internal accommodation



Image Copyright reproduced by LSH

Floor Plan - To Follow

Image Copyright reproduced by LSH

Image Copyright reproduced by LSH

April 2017

© Lambert Smith Hampton

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that:

- (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract.
- (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
- (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.
- (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
- (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.
- (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.

**Lambert
Smith
Hampton**

020 7198 2000
www.lsh.co.uk