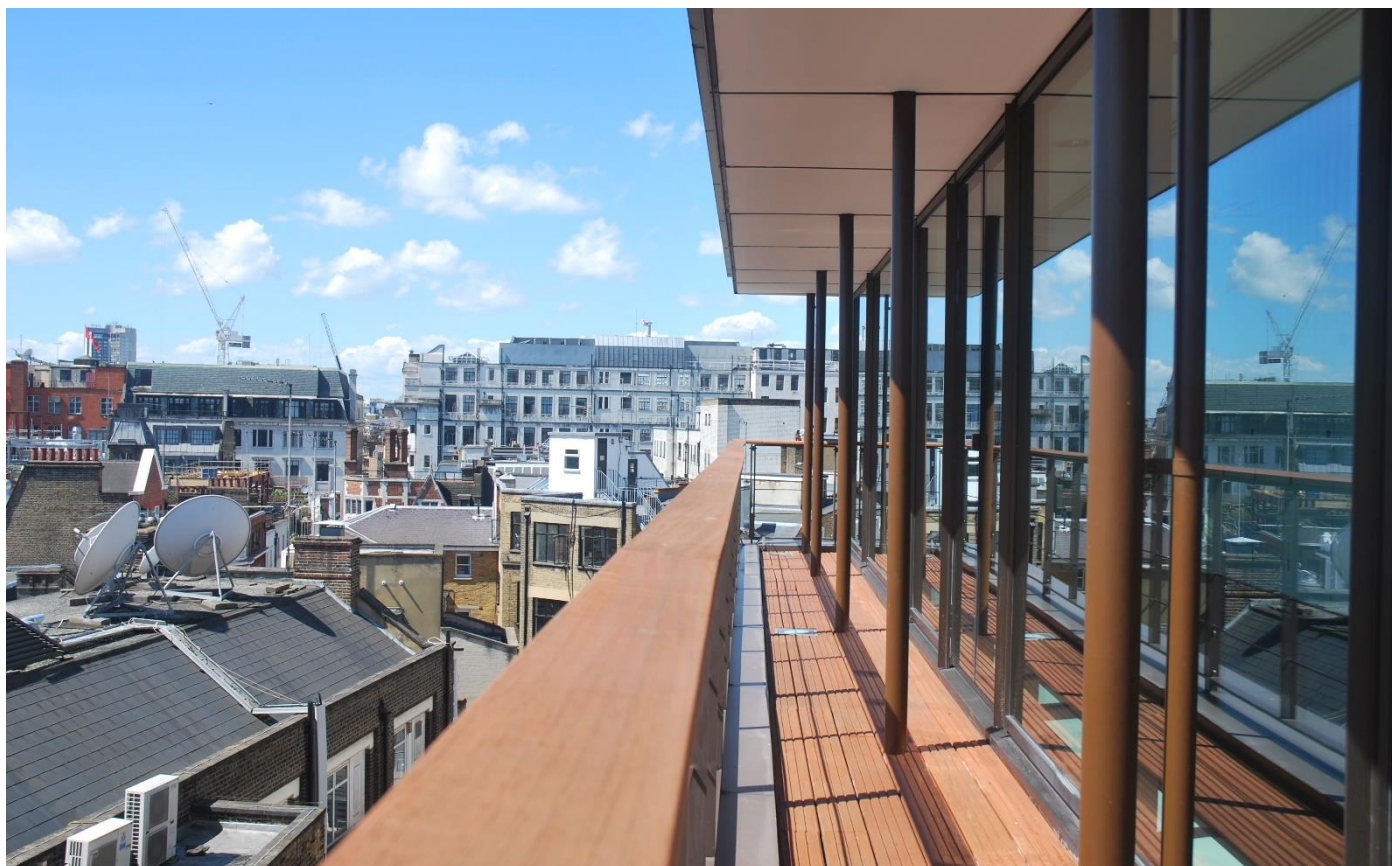


**STUNNING OFFICES TO LET | 1,556 / 2,607 / 2,657 / 2,203 sq ft**



**Location**

This prominent, modern office building is on one of Soho's principal streets. It is near the Apple Store on Regent Street, Liberty's and within close proximity to Mayfair. Other local occupiers include Sony, Levi's and Aquascutum. Soho is also known for some of the best restaurants in the West End.

Oxford Circus (Bakerloo, Central and Victoria lines), Piccadilly Circus (Bakerloo and Piccadilly lines) are the closes underground stations. The Elizabeth Line at Tottenham Court Road is only a short walk away and will be operational in 2020.

**Description**

44-45 Great Marlborough Street was constructed in 2004 and provides c.15,000 sq ft of Grade A office space over six floors.

The available floors are approximately 2,500 sq ft each, with the exception of the top floor which is 1,556 sq ft and benefits from a stunning, private roof terrace.

The floors are available separately, from Q4 2019 and can be refurbished to a Grade A specification.

**Floor Areas**

Floor	sq ft	sq m	Rent
6th floor	1,556	145	£92.50
5th floor	2,607	242	£87.50
4th floor	2,657	247	£79.50
1st floor	2,203	205	£72.50
<b>TOTAL (approx.)</b>	<b>9,023</b>	<b>839</b>	

\*Measurement in terms of NIA

**Soho**


Soho is now the creative hub of London's booming media industry and has the densest concentration of restaurants, cafés, clubs and bars in central London and truly represents the vibrant, bustling heart of this amazing city.

Soho is a location roughly bounded by Oxford Street to the north, Charing Cross Road to the east, Leicester Square to the south and Regent Street to the west. London's media industry thrives here with multiple advertising agencies, television and radio studios choosing Soho as their base of operations.

**Jason Hanley, Partner**

 020 7025 1391

**Suzy Link, Senior Surveyor**

 020 7025 8940

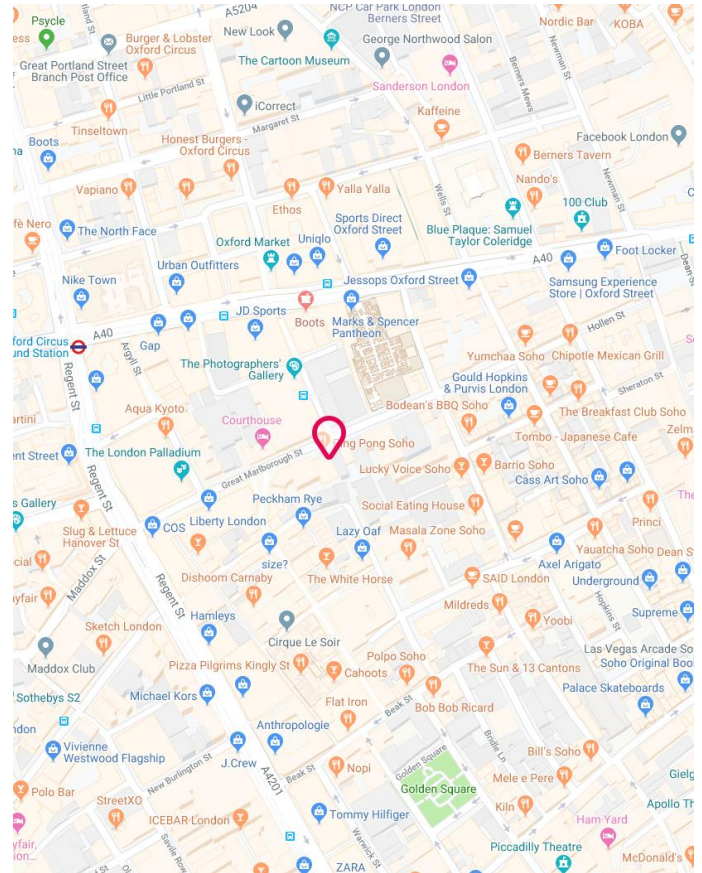
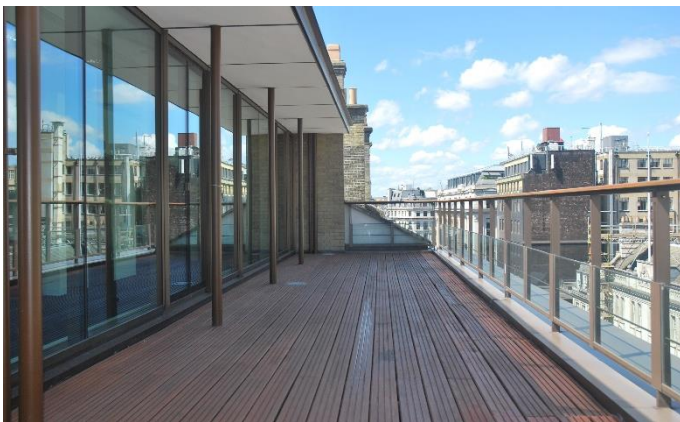
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

**Subject to Contract July 2019**

**44-45 Great Marlborough Street,  
Soho, London W1**



**STUNNING OFFICES TO LET | 1,556 / 2,607 / 2,657 / 2,203 sq ft**



## Terms

Tenure:	Leasehold
Lease:	A new lease directly from the landlord.
Rent:	See table of areas.
Rates:	Estimated at £37-£38 psf pa (2019/20)
Service Charge:	Approx. £10.00 psf pa
EPC Rating:	D

## Amenities

- Fully air conditioned
- Fully refurbished
- Metal tiled raised floors
- LED lighting
- Generous ceiling heights
- 2 x 8 person passenger lifts
- Demised WCs
- Impressive double height reception at ground floor
- Commissionaire and prestigious reception
- Stunning private roof terrace (6th floor only)
- Bike storage

### Jason Hanley, Partner

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**Subject to Contract July 2019**