

STUNNING GRADE A OFFICE FLOORS TO LET | 2,203 / 2,607 / 2,657 / 5,264 sq ft



### Location

This prominent, modern office building designed by Squire & Partners and formerly occupied by Sony, is on one of Soho's top 3 principal streets. It is near the Apple Store on Regent Street, Liberty's and within close proximity to Mayfair. Other local occupiers include Turners, 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

Walk through video available on web site. Images shown on particulars are CGI's. 44GMS was constructed to the highest modern standards in 2004 and provides c.15,000 sq ft of Grade A office space over six floors with a bespoke refurbished (2020) reception with commissionaire and two modern, refurbished lifts (2020).

Two floors have been comprehensively refurbished. The 5<sup>th</sup> floor has been left semi fitted to enable one tenant a fast tracked route to occupation, or could be refurbished too. The WCs have also been refurbished and LED lighting installed.

Jason Hanley, Partner

 020 7025 1391

### Floor Areas

Floor	sq ft	sq m	Rent
5th floor	2,607	242	£87.50
4th floor	2,657	247	£80.00
1st floor	2,203	205	£72.50
TOTAL (approx.)	7,467	694	
*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.

Olivia Stapleton, 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 FR&I lease directly from the landlord.
Rent:	See £psf on table of areas on front page. Basically £72.50-87.50 psf pax
Rates:	Estimated at £37-£38 psf pa (2019/20)
Service Charge:	C £10.00 psf approx.
EPC Rating:	C (TBC approx.)

## Amenities

- Fully air conditioned with floor by floor controls
- Fully refurbished including stunning reception
- Metal tiled raised floors (wood covered on 5<sup>th</sup>)
- LED lighting
- 2 x 8 person passenger lifts
- 3 Demised refurbished WCs per floor (including DDA)
- Impressive double height reception at ground floor
- Commissionaire and prestigious reception
- Potential Bike storage
- Superb location near Oxford Circus.

### Jason Hanley, Partner

📞 020 7025 1391  
@ jhanley@monmouthdean.com

### Olivia Stapleton, Graduate Surveyor

📞 0207025 8940  
@ ostapleton@monmouthdean.com

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.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract April 2020

📞 020 7025 1390

📍 4 Golden Square London W1F 9HT