

51 Great Marlborough Street

Soho, London, W1

3rd Floor – 4,740 sq ft / 440 sq m

2nd Floor – 4,675 sq ft / 434 sq m

Fitted and Furnished workspace TO LET

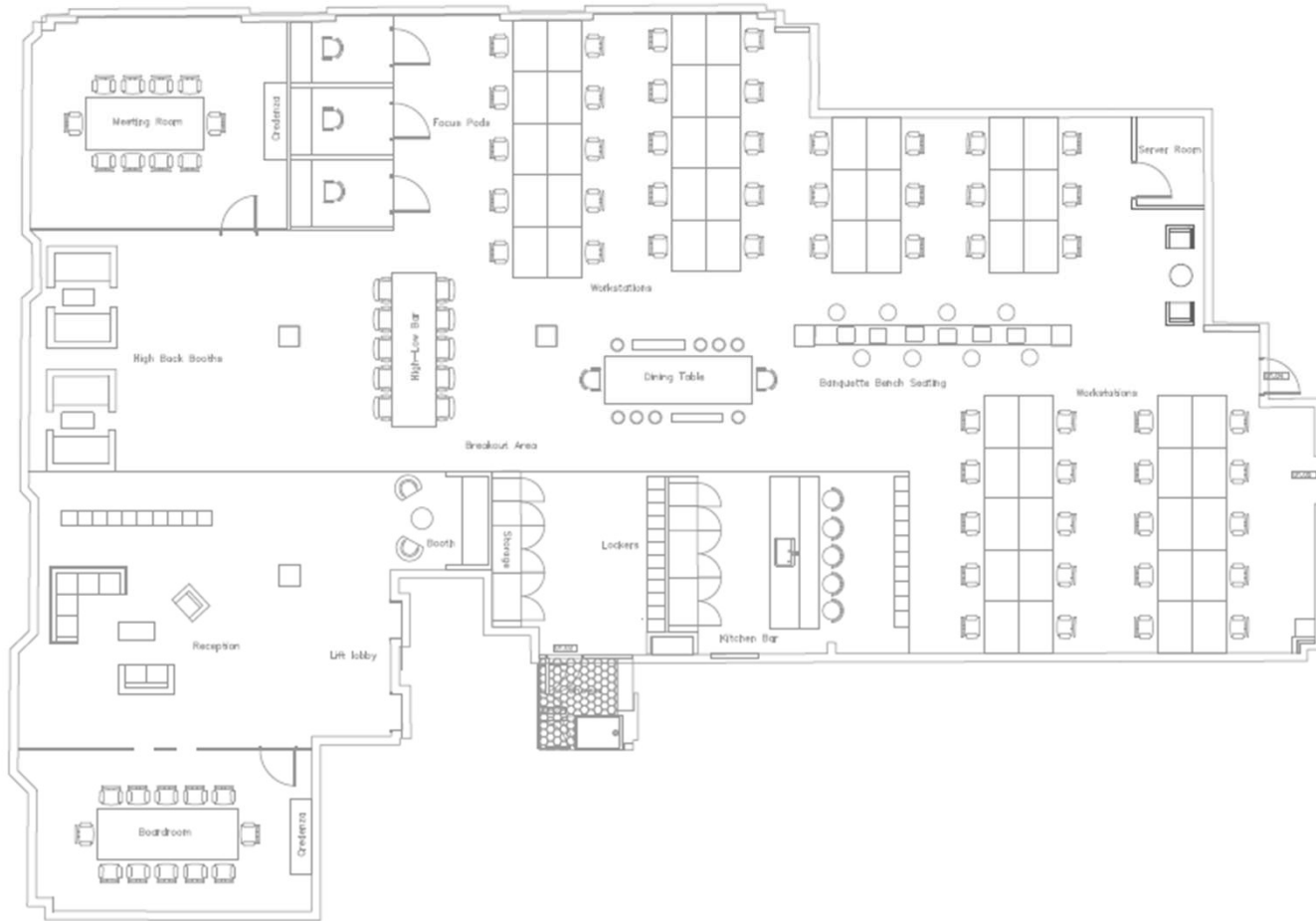
PRIVATE WORKSPACES TO LET

FULLY FITTED AND FURNISHED

PRIME SOHO LOCATION AND ADDRESS



2nd Floor – Space Plan



Fit out amenities:

- x52 open-plan workstations
- x12-person boardroom
- x10-person meeting room
- x3 phone booths
- x10-person touchdown bench
- x2 Huddle booths
- Client lounge
- Kitchenette
- Dining table
- Demised shower and lockers

STAGE



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3rd Floor – Space Plan



Fit out amenities:

- x52 open-plan workstations
- 10-person boardroom
- 8-person meeting room
- x2 4-person meeting room/private offices
- 4-person VC meeting room
- 8-person touchdown bench
- Huddle booth
- Client lounge
- Kitchenette
- Dining table
- Demised shower and lockers

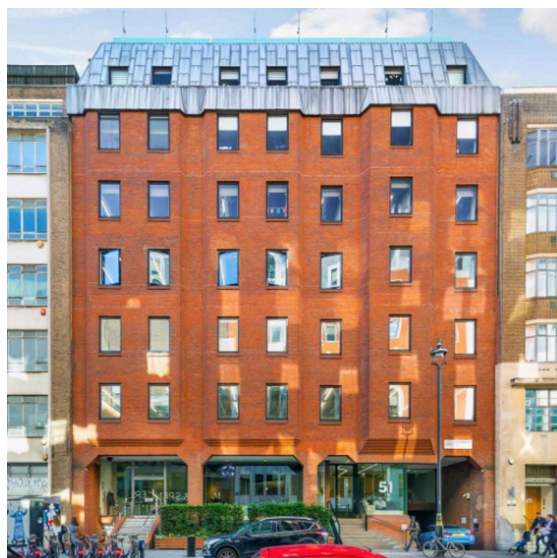
STAGE



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Amenities

- 3rd floor - x52 workstations, x3 meeting rooms and x2 private offices/internal meeting rooms and x2 call booths
- 2nd Floor - x52 workstations, x3 meeting rooms, x3 call booths
- Air conditioning with under floor fresh air and openable windows
- Exposed concrete ceilings with LED lighting
- Demised shower and lockers
- Fibre connectivity (1 - 10 Gb)
- EPC-B



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Floor Plan



3rd floor - not to scale

Floor Areas

Floor	Sq ft	Sq m	Workstations
6 th floor			U/O
5 th floor			U/O
4 th floor			U/O
3 rd floor	4,740	440	52
2 nd floor	4,675	434	52
1 st floor			U/O
Total	9,415	875	52 - 104

Location & Connectivity



Google Maps



What Three Words



Oxford Circus

2 mins



Bond Street

4 mins



Tottenham Court Road

5 mins

Outgoings

Guide Rent	Business Rates	Service Charge	Total
From £90.00 psf	£39.75 psf	£25.20 psf	£154.95 psf

Term

A new lease is available direct from the landlord on terms by arrangement.

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