

32-34 GREAT MARLBOROUGH STREET

Soho, London W1F 7JB

TO LET



1,313 SQ FT
(122 SQ M)

Fully fitted Soho office suite, adjacent to Carnaby Street

**Lambert
Smith
Hampton**

**32-34 Great Marlborough Street,
W1F 7JB**

Description

This attractive mock Tudor mid-terraced building currently has availability on the 1st floor, offering newly refurbished modern fully fitted office space, cabled and ready for immediate occupation. The space includes an 8-person meeting room, brand new kitchen area, desking for 15 desks, several informal/breakout areas plus several lockers.

Specification

- Fully fitted with 15 desks and an 8-person meeting room
- Includes a 4-person meeting pod & 8-person project desk
- Breakout and co-working space
- 1 x passenger lift
- Cabled ready to occupy
- Suspended comfort cooling units/exposed services
- Kitchenette and breakfast bar
- Excellent natural light



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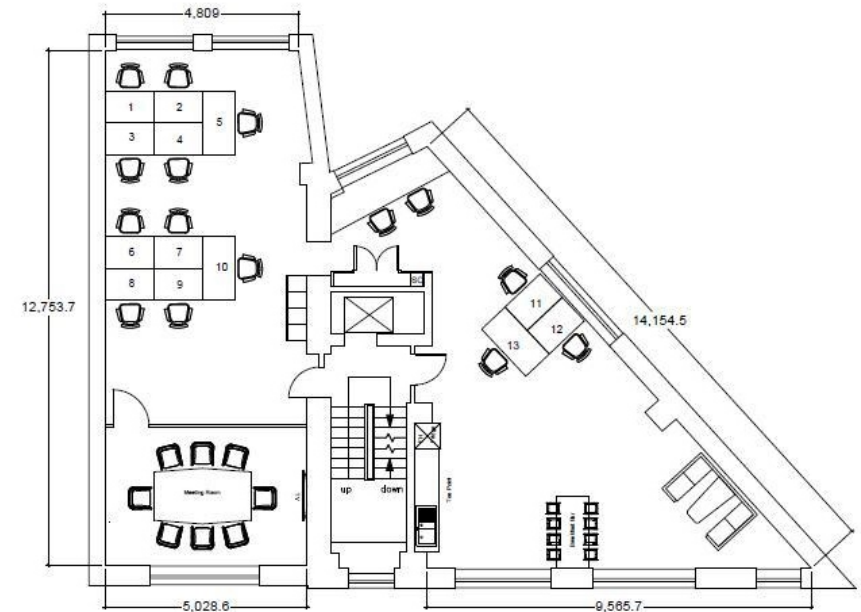
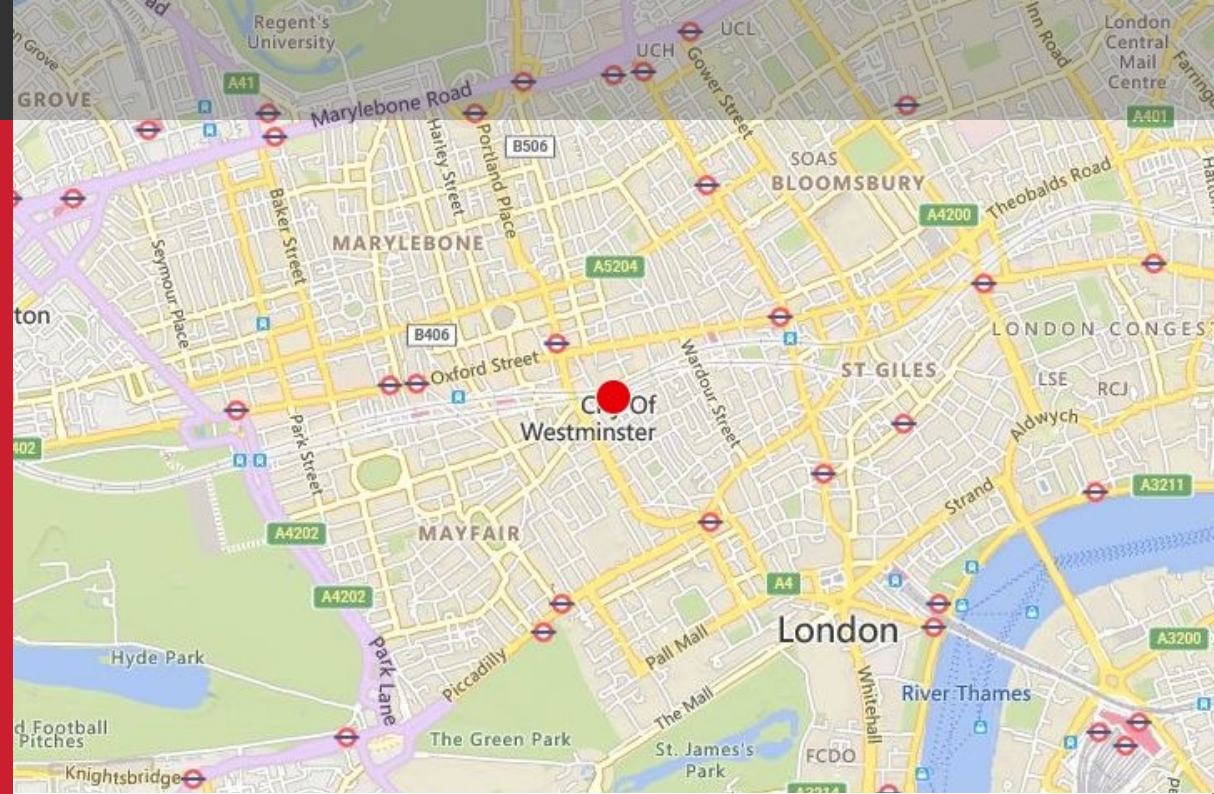
Location

32-34 Great Marlborough Street is located on the southern side of Great Marlborough Street, in the heart of Soho and at the start of Carnaby Street. The area benefits from an array of bars, restaurants and retail facilities.

The property also benefits from excellent transport communication links with Oxford Circus and Tottenham Court Road within a short walking distance.

Accommodation

	Sq Ft	Sq M
1st Floor	1,313	122
TOTAL (NIA)	1,313	122



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Additional Information

EPC D-79

TERMS

A new lease is available for a term to be agreed from 1-5 years.

Option A - Conventional lease quoting £82.50 per sq ft per annum exclusive

Option B - A fully managed agreement at £160 per sq ft per annum inclusive.

RENT

£82.50 - £160.00 Per Sq Ft

BUSINESS RATES

£28.69 Per Sq Ft

For further information please visit the Valuation Office Agency website www.voa.gov.uk.

SERVICE CHARGE

£14.92 Per Sq Ft

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWINGS

Strictly by prior appointment through the sole agents.

Contact

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