



## 42-43 Great Marlborough Street, London W1

Prime Soho Character Office Space | 6,726 sq ft (624.84 sq m)



## LOCATION

The property is situated on the south side of Great Marlborough Street, close to its junction with Carnaby Street. The property is well-served by public transport, with Oxford Circus (Victoria, Central and Bakerloo Lines), Tottenham Court Road (Northern and Central Lines) and Piccadilly Circus (Piccadilly and Bakerloo Lines) within easy walking distance.

The property will also significantly benefit from two new Crossrail stations at Bond Street and Tottenham Court Road, situated within easy walking distance of each.

## DESCRIPTION

The property comprises a stunning character self-contained office building with four upper floors.

## ACCOMMODATION

FLOOR	SQ FT	SQ M
Fourth	1,419	131.81
Third	1,849	171.76
Second	1,776	164.96
First	1,682	156.25
<b>Total</b>	<b>6,726</b>	<b>624.84</b>

## VIEWING

By arrangement through sole agents Allsop LLP.

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## AMENITIES

- Exposed timber flooring
- Exposed VRV air conditioning and cable trays
- Perimeter trunking
- Exposed brickwork walls in part
- Passenger lift
- Excellent natural light
- Excellent floor-to-ceiling heights on lower floors.

## LEASE

New lease for a term by arrangement direct from the landlord.

## QUOTING RENT

£87.50 per sq ft

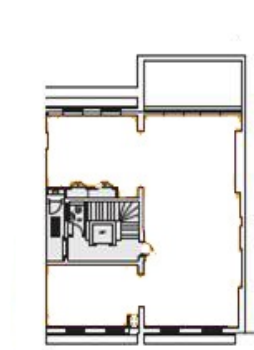
## RATES

Est. £28.11 per sq ft. 2019-2020.

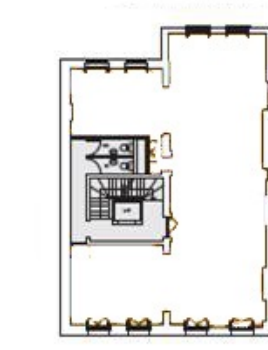
## EPC

D95

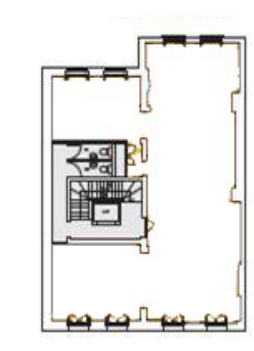
Fourth Floor Floorplan



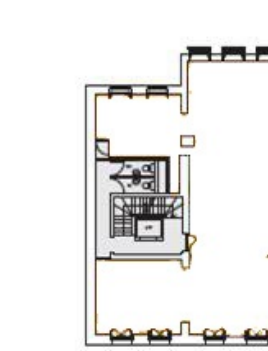
Third Floor Floorplan



Second Floor Floorplan



First Floor Floorplan



Second Floor Office Space



Fourth Floor Office Space



First Floor Reception

