

32-34 Great Marlborough, London **W1F 7JD**

TO LET



1,372 SQ FT
(127 SQ M)

Fully Fitted & Furnished Office Space To Let on
Carnaby Street

**Lambert
Smith
Hampton**

The Opportunity

- Newly refurbished air-conditioned offices
- Fully fitted and furnished workspace
- 18 open plan workstations
- 2 meeting rooms and private call room
- Kitchenette and reception area
- 1 x passenger lift
- Conventional lease or hassle-free fully managed solutions available from 12-36 months+
- 1Gb pre-installed fibre connectivity



Description

32-34 Gt Marlborough Street is a characterful office building situated in the heart of SOHO. The third floor has recently undergone a comprehensive refurbishment to offer a single fully fitted and furnished floor with 18 workstations plus 2 meeting rooms, a private call room, reception area and kitchenette.

ACCOMMODATION	Sq Ft	Sq M
3rd Floor	1,372	127
TOTAL	1,372	127

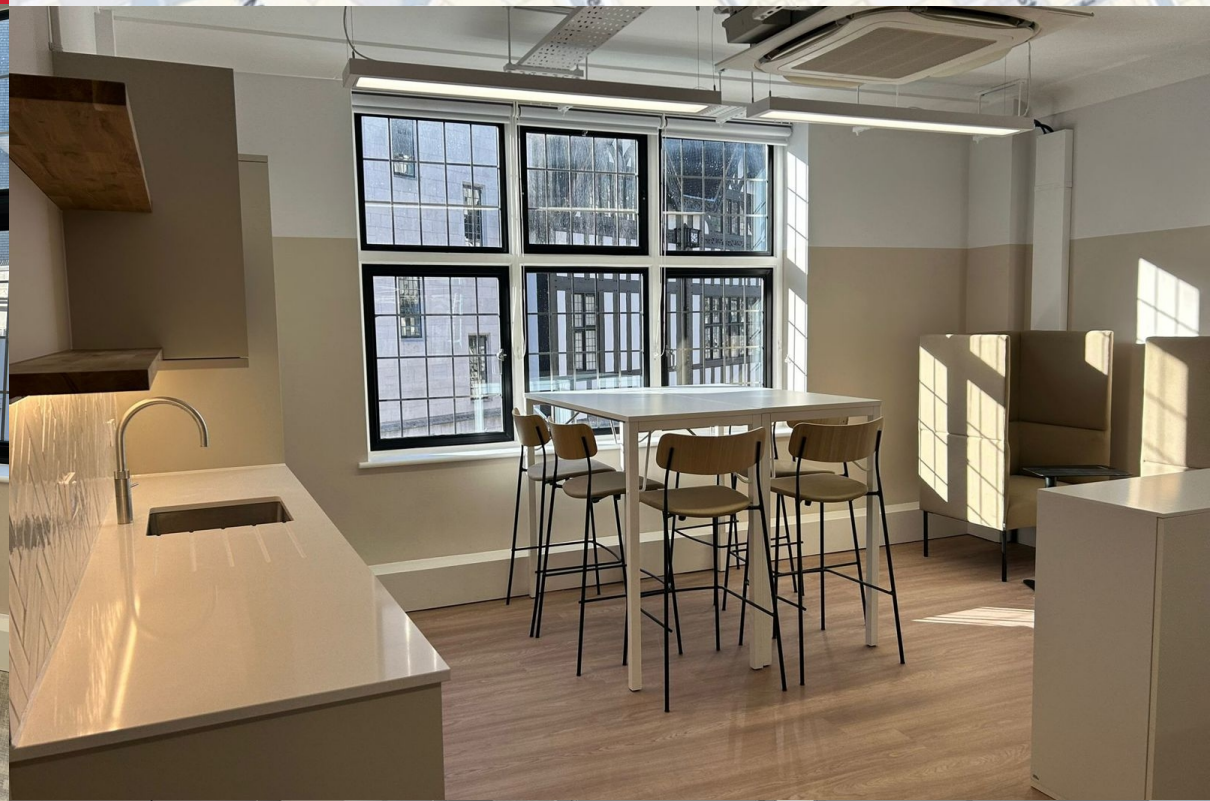
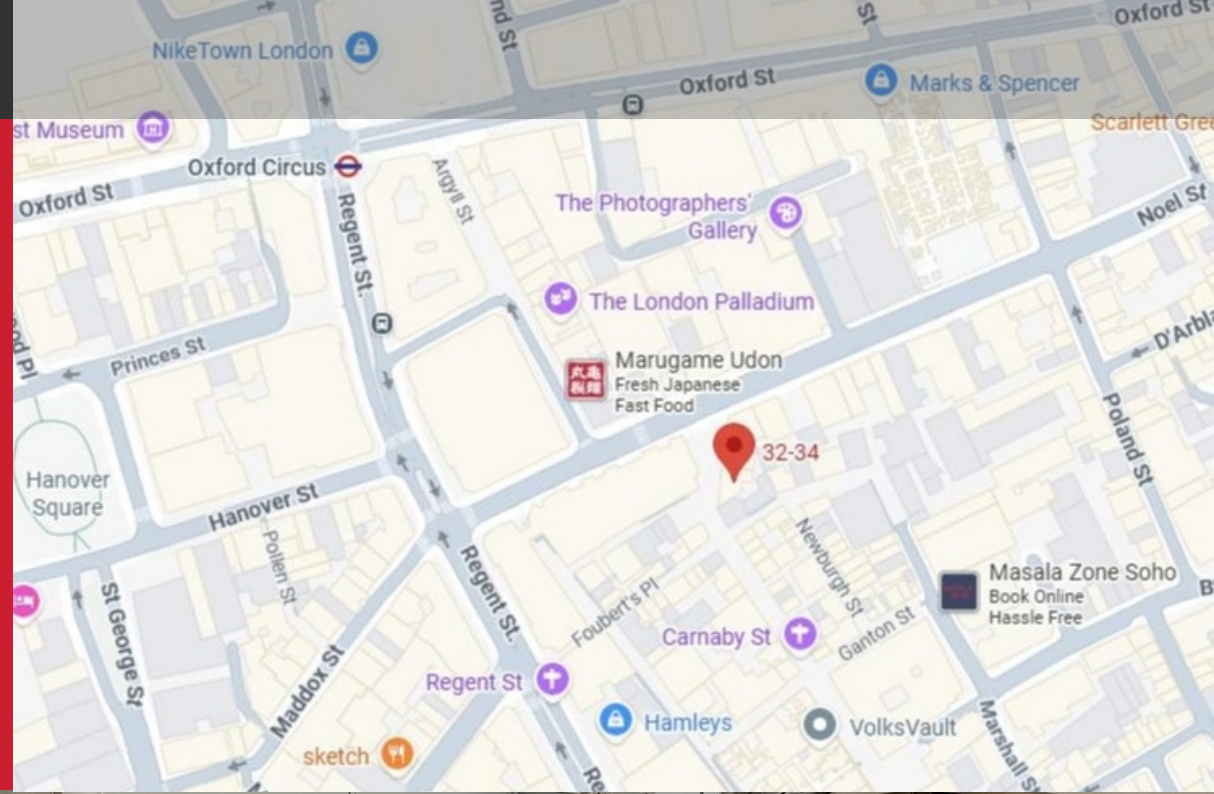


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Location

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.



Additional Information

EPC

EPC B

TERMS

New lease direct from the Landlord on flexible lease terms, subject to a minimum term of 24 months.

RENT

£82.50 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

£12.78 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 agents.

Contact

For more information please contact:

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