

**\*\* NEW INSTRUCTION \*\***

# **44 GREAT MARLBOROUGH ST, SOHO, W1**



**FITTED OFFICES AVAILABLE IMMEDIATELY  
2,674 SQ FT (248.42 SQ M)**

**Tel: 020 7495 2728**

- Location** The property is located on the south side of Great Marlborough Street close to the junction with the world famous Carnaby Street only moments from Oxford Circus Underground Station (Central, Bakerloo and Victoria lines). The area is well served by a wide range of restaurants and bars and arguably the best shopping in the country.
- Description** This handsome building provides high quality, air conditioned offices approached via a newly refurbished, double height reception area. The available unit comprises the entire Third floor which has been fitted out to provide a blend of meeting rooms, private offices, kitchen and breakout area and open plan with multiple workstations totalling **2,674 sq ft (248.42 sq m)**.
- Amenities**
- \* Ceiling mounted air conditioning
  - \* Metal tiled suspended ceiling
  - \* Raised floor
  - \* Two passenger lifts
  - \* Private toilets
  - \* Excellent natural light
- Terms** An assignment of the existing lease being for a term to expire on 10 July 2024 at a rent of £203,244 per annum exclusive (£76.00 per sq ft) without further rent review and excluded from Sections 24-28 of the Landlord & Tenant Act 1954 Part II (as amended).
- Rates** Rates payable for the year commencing 1 April 2020 amount to approx. £100,863 per annum (£37.72 per sq ft). Interested parties are advised to make their own enquiries.
- S/Charge:** We understand that the on account service charge for the current year amounts to approx. £26,553 per annum (£9.93 per sq ft). Further details upon application.
- Legal Costs** Each party is to bear their own legal costs involved in the transaction.
- Viewing** By arrangement with the sole agents Glinsman Weller:

**PAUL GLINSMAN**  
**020 7495 2735**

**RICHARD WELLER**  
**020 7495 2735**