



Great
Marlborough
Street

Soho W1

1,778 – 6,387 sq ft of
office space to let

The Building

Situated in the heart of Soho – 50 Great Marlborough Street has been designed with wellbeing in mind – providing the perfect environment for occupiers.

Beyond the newly refurbished reception – the building currently offers 1,778 – 6,387 sq ft of contemporary CAT A workspace over lower ground, ground and second floors. The lower ground and ground floors feature private terraces offering calm green spaces in which to relax and recharge.



Second Upper Floor



**View
360° fitted
out floor**



Specification

Thoughtfully redesigned and showcasing high quality materials and finessed design details throughout – creating a stunning environment for visitors and occupiers alike.



Ceiling mounted
4 pipe fan coil air
conditioning



Full access
raised floors



Male and
Female WCs
on each floor



Excellent
natural light



2 passenger lifts
that open directly
onto the floor



Cycle storage
and Brompton
lockers



Newly refurbished
reception area with
commissionaire



Capped off
services



Shower facilities



Green wall



Private terrace



New LED
Lighting

Specification




Images clockwise from top left:

- _ Reception seating area
- _ Ground floor terrace
- _ Lower ground shower facilities
- _ Lower ground terrace
- _ Breakout workbench
- _ View from lower ground floor terrace
- _ Design detail



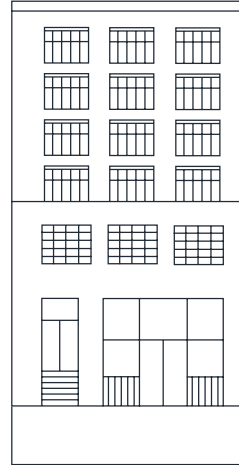
Accommodation

- Office
- Showers
- Reception
- Terrace
- Bike racks
- Core

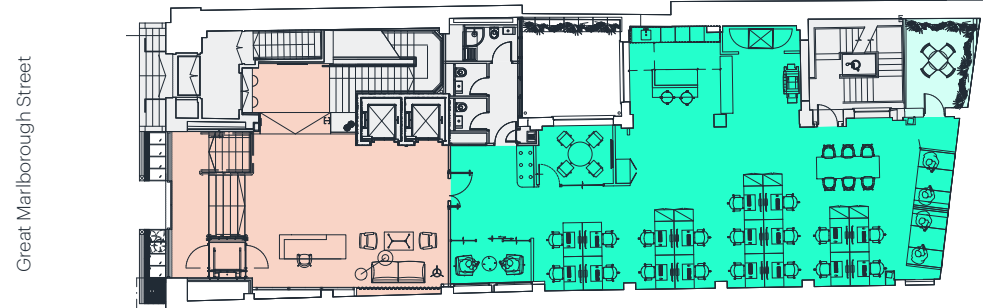
Floor plans not to scale, for indicative purposes only. 

Schedule of Areas

Floor	Sq Ft	Sq M
Fifth	LET	LET
Fourth	LET	LET
Third	LET	LET
Second	2,468	229
First	LET	LET
Ground	1,778	165
Lower Ground	2,141	199
Total	6,387	593



Ground Floor Space Plan – 1,778 Sq Ft (165 Sq M)



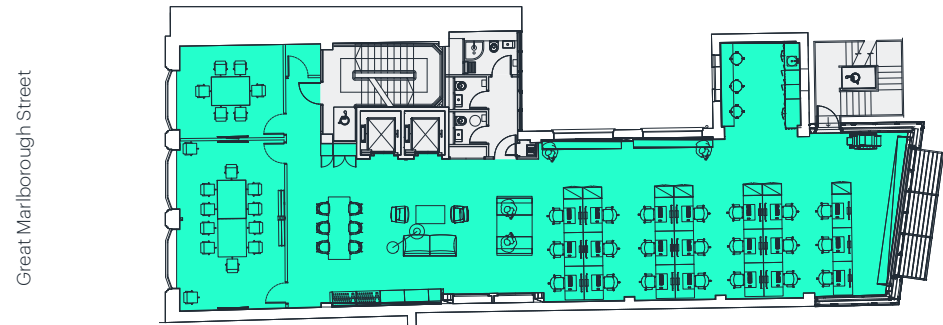
Workstations	18	Hot desks	6
4 person meeting room	1	Teapoint	1
2 person meeting room	1	Occupancy ratio	1:9.2
Breakout areas	2	Occupancy total	18

Lower Ground Floor Space Plan – 2,141 Sq Ft (199 Sq M)



Workstations	23	Waiting area	1
4 person meeting room	1	Teapoint	1
1 person quiet pod	1	Occupancy ratio	1:8.7
Phone booth	1	Occupancy total	23

Typical Upper Floor Space Plan – 2,468 Sq Ft (229 Sq M)



Workstations	21	Waiting area	1
6 person meeting room	1	Tea point	1
10 person meeting room	1	Occupancy ratio	1:10.9
Hot desks	6	Occupancy total	21
Breakout areas	2		

Location

The property is located on the south side of Great Marlborough Street, within walking distance of the world renowned shops and restaurants of the West End and Mayfair.

Carnaby Street, Oxford Street and Regent Street are in close proximity offering a vibrant lifestyle mix of restaurants, bars, shops, hotels, theatres and private members clubs.



Occupiers

Historically the home to the City's music and media industries – its diverse amenity offering has attracted a wider occupier mix.

In recent years the global powerhouse brands of Twitter, Snapchat, Spotify and Apple have moved to the area recognising it as a truly inspiring and dynamic area in which to work, create and socialise.



Apple Store Regent Street

THE RESIDENT



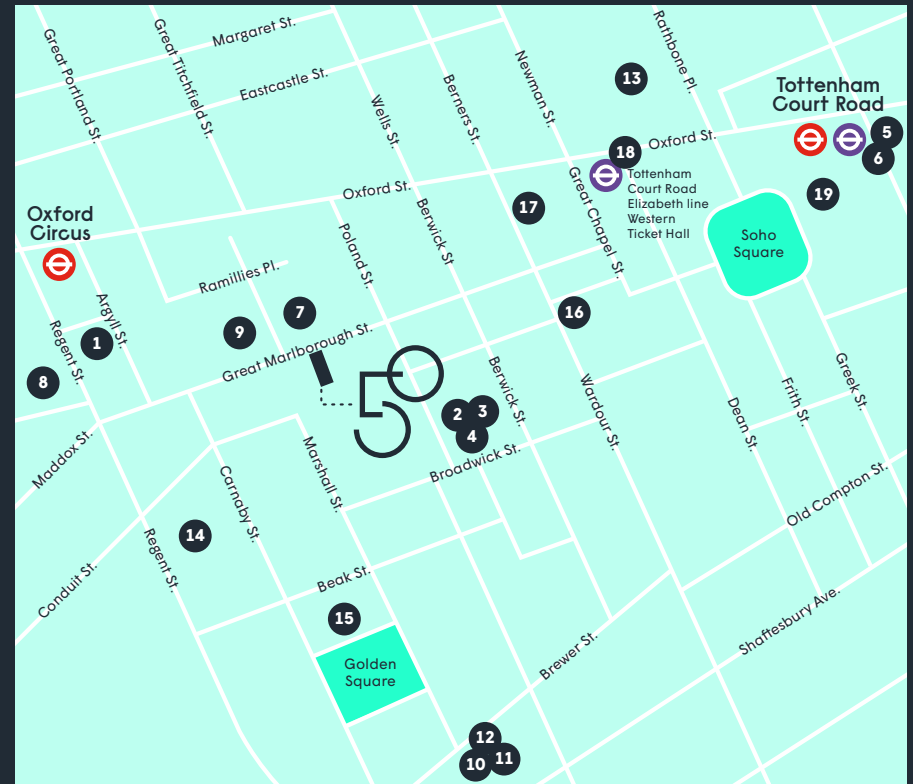
唐茶苑
YAUATCHA

LIBERTY.

SOHO HOUSE



10 GREEK STREET



Local Occupiers

- | | |
|--------------------------------|--------------------------------------|
| 1. Sculptor Capital Management | 11. Twitter |
| 2. Boston Consulting Group | 12. Generation Investment Management |
| 3. EQT Partners | 13. Facebook |
| 4. Exponent Private Equity LLP | 14. BBH Global |
| 5. G Research | 15. M&C Saatchi |
| 6. Apollo Global Management | 16. Nike |
| 7. Sony | 17. King.com |
| 8. Apple | 18. Money Supermarket |
| 9. Diageo | 19. Palantir |
| 10. Telefonica | |

Connectivity

50 Great Marlborough Street's position provides occupiers with excellent transport links nearby.

Oxford Circus, Bond Street and the newly transformed Tottenham Court Road stations are all nearby providing easy access to the London Underground network.

From 2022 the Elizabeth Line will arrive at Tottenham Court Road and Bond Street – with a high frequency timetable and reducing travel times across the City.

Walk times to stations

Oxford Circus



3 MINS

Tottenham Court Road



6 MINS

Bond Street



8 MINS

Charing Cross



13 MINS



Key travel times

Euston

3 mins

via Oxford Circus (Victoria Line)



Victoria

3 mins

via Oxford Circus (Victoria Line)



King's Cross

4 mins

via Oxford Circus (Victoria Line)



Bank

8 mins

via Oxford Circus (Central Line)



Charing Cross

2 mins

via Tottenham Court Road (Northern Line)



Waterloo

5 mins

via Tottenham Court Road (Northern Line)



Paddington

5 mins

via Tottenham Court Road (Elizabeth Line)



Liverpool Street

5 mins

via Tottenham Court Road (Elizabeth Line)



All travel times from stations according to TfL or crossrail.co.uk

Further Information

Viewings

Strictly through the joint sole letting agents.

Terms

Upon request.



Rob Skioldebrand

020 3362 4347
robetskioldebrand@brayfoxsmith.com

Sarah Porter

020 3130 6405
sporter@hanovergreen.co.uk

Harry Bray Smith

07925 491 556
harrybsmith@brayfoxsmith.com

Guy Milne

020 3130 6413
gmilne@hanovergreen.co.uk

50gms.co.uk

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