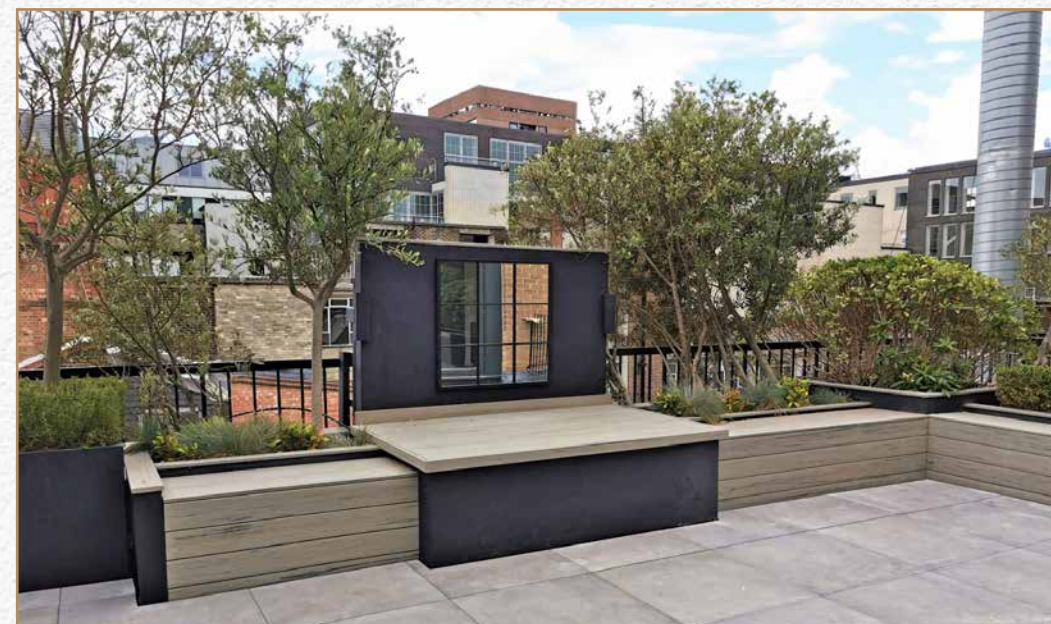
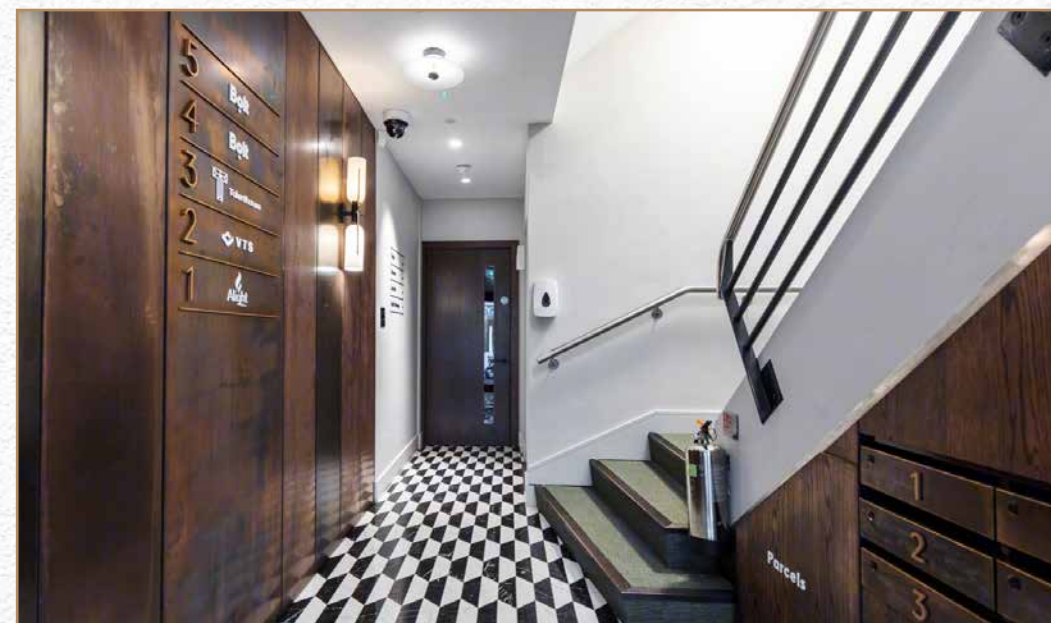




58

58 GREAT MARLBOROUGH STREET  
SOHO W1





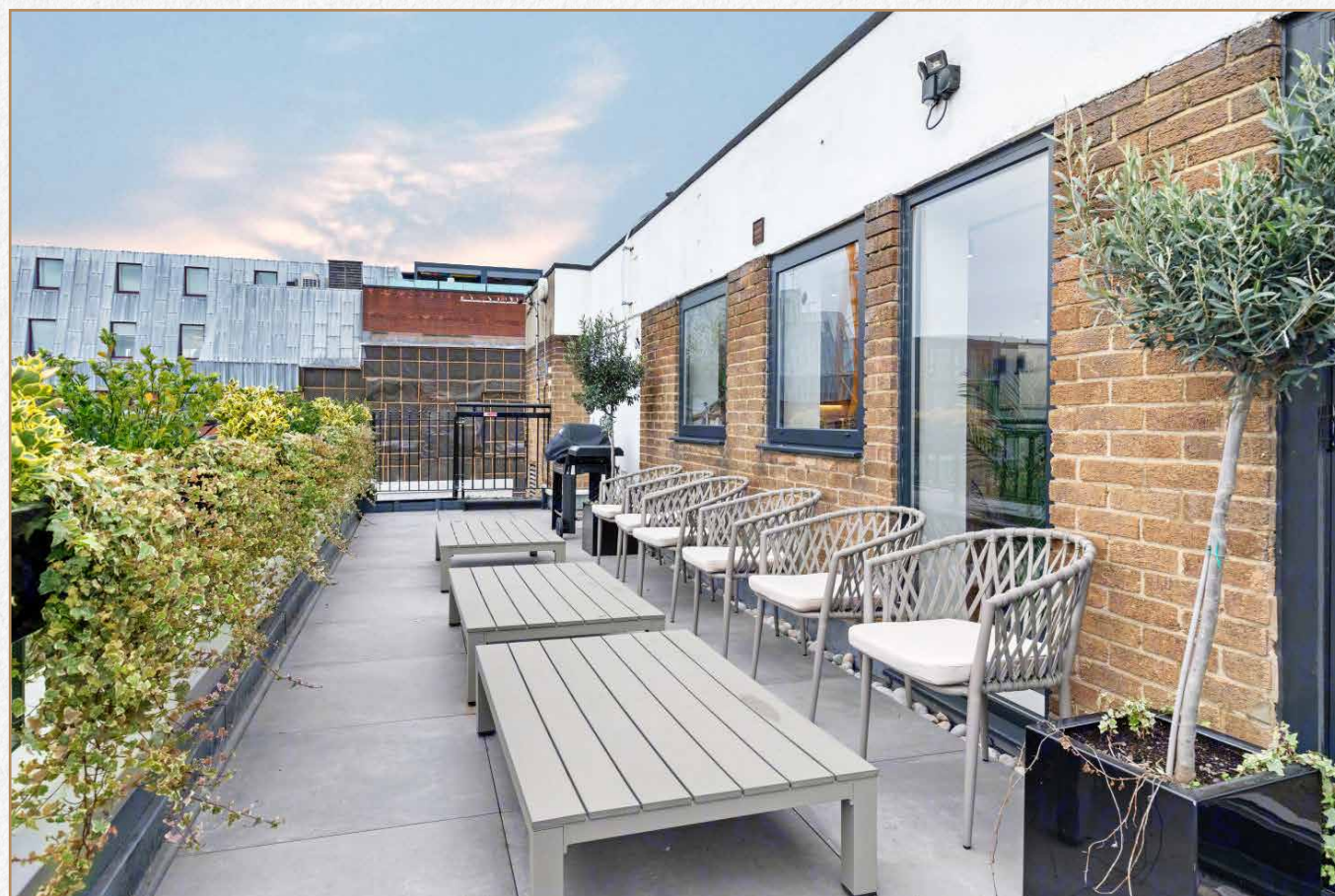
13,479 SQ FT OF NEWLY REFURBISHED  
SELF-CONTAINED OFFICES AND RESTAURANT

Floor		NIA (sq ft)	NIA (sq m)
1	Office	1,687	157
2	Office	1,766	164
3	Office	1,775	165
4	Office	1,766	164
5	Office (excluding Terrace)	1,015	94
6	Communal Area + Terrace	-	-





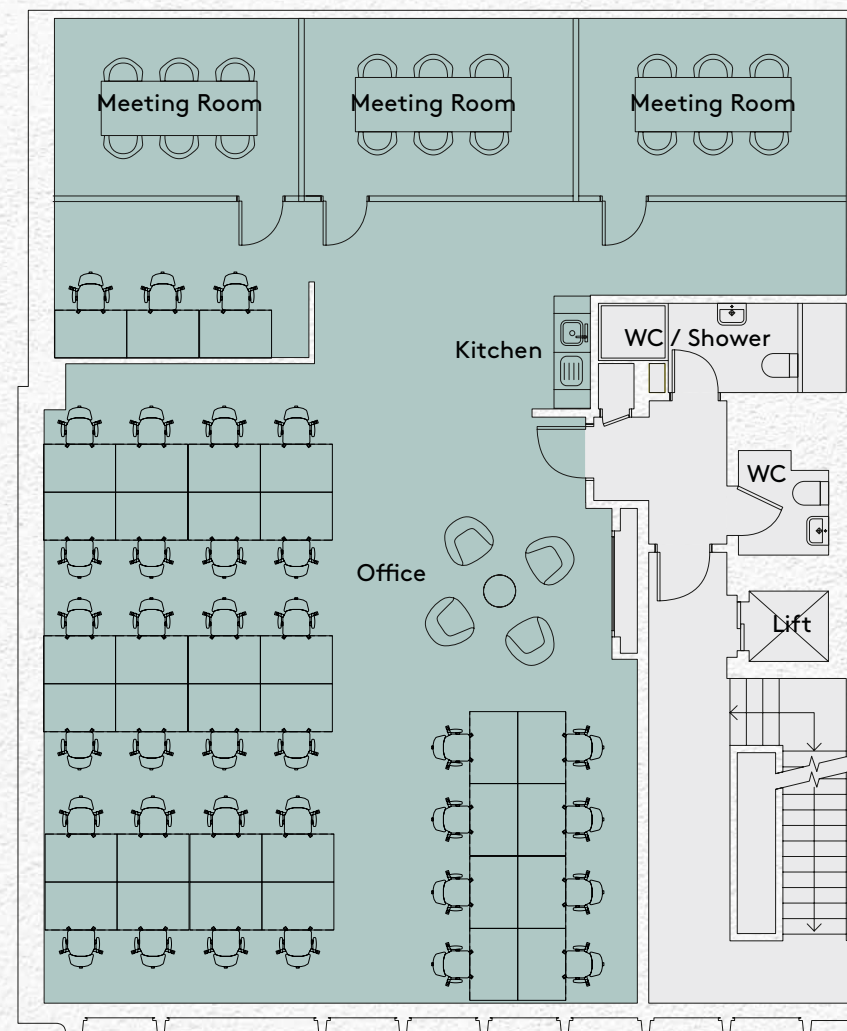




ARRANGED OVER SIX FLOORS WITH A  
COMMUNAL TOP FLOOR LOUNGE AND  
TERRACE OFFERING FANTASTIC AMENITY  
FOR ALL TENANTS



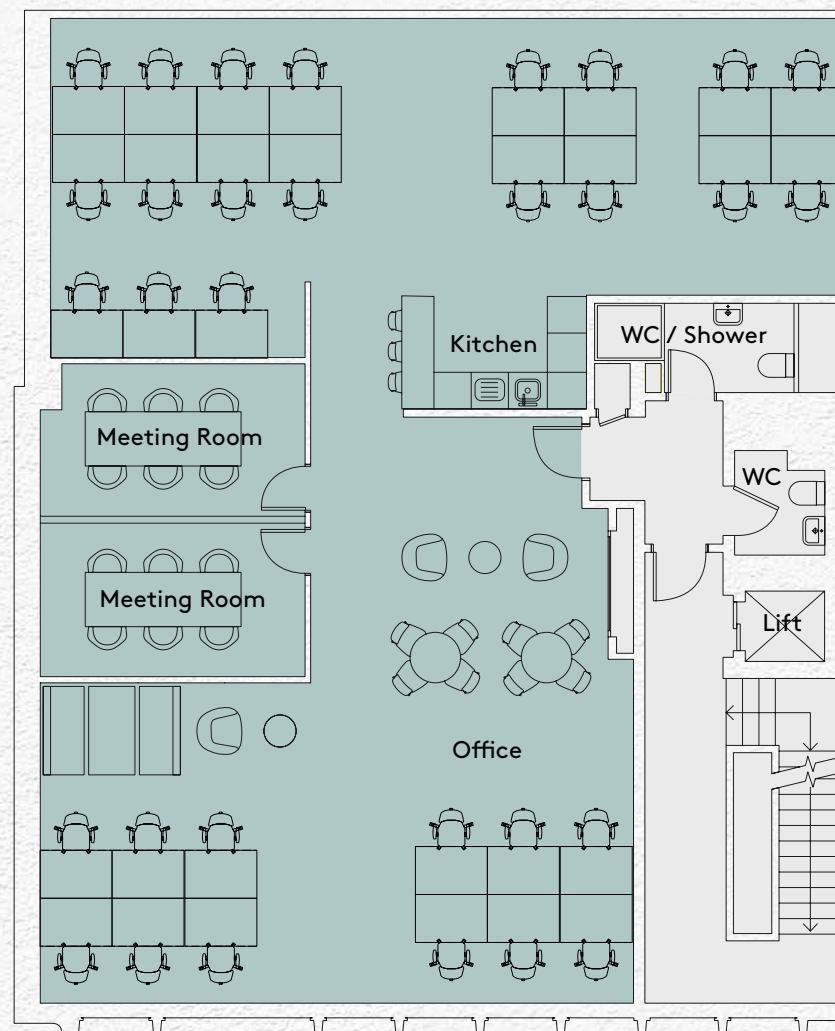




### LAYOUT PLAN 1ST FLOOR

1,687 sq ft / 157 sq m

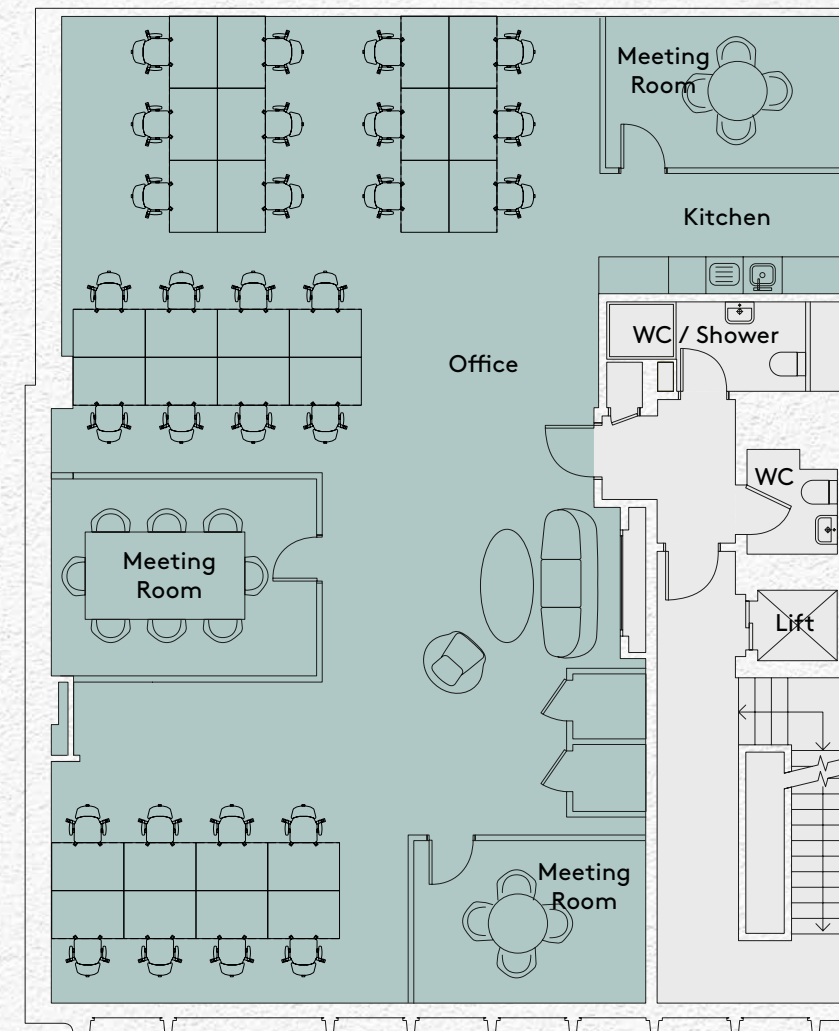
Workstations up to 36  
 Meeting rooms (6 person) x3  
 Kitchen  
 Break-out



### LAYOUT PLAN 2ND FLOOR

1,766 sq ft / 164 sq m

Workstations up to 36  
 Meeting rooms (4-6 person) x2  
 Kitchen  
 Break-out

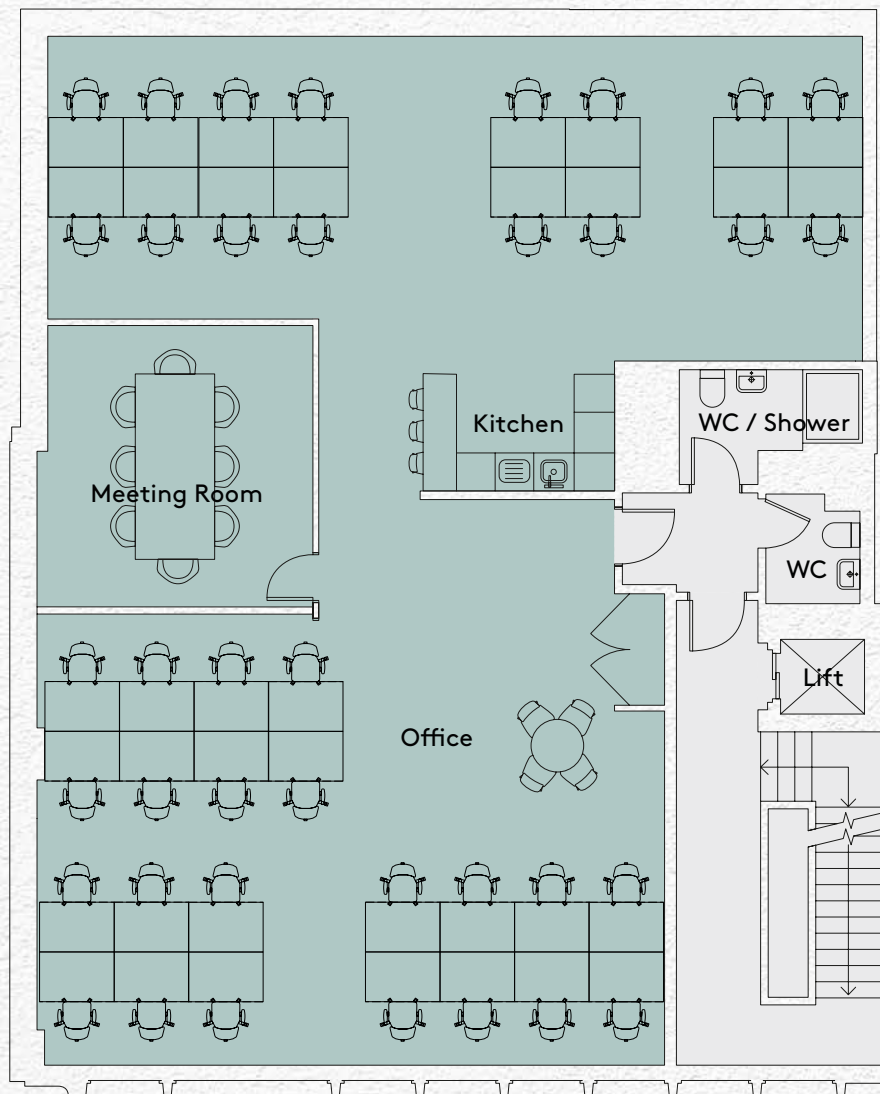


### LAYOUT PLAN 3RD FLOOR

1,775 sq ft / 165 sq m

Work stations up to 36  
 Meeting rooms (boardroom 6-8 person)  
 Meeting rooms (4 person) x2  
 Phone booths x2  
 Kitchen  
 Break-out

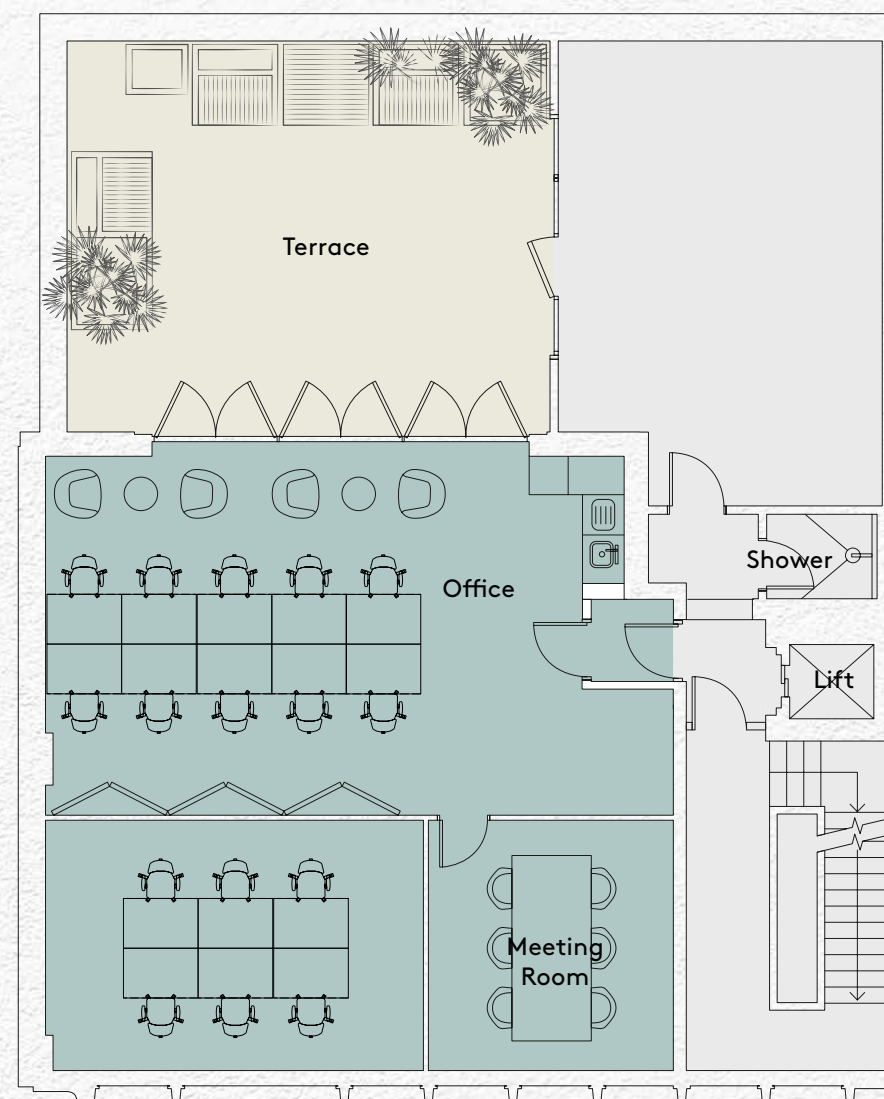




### LAYOUT PLAN 4TH FLOOR

1,766 sq ft / 164 sq m

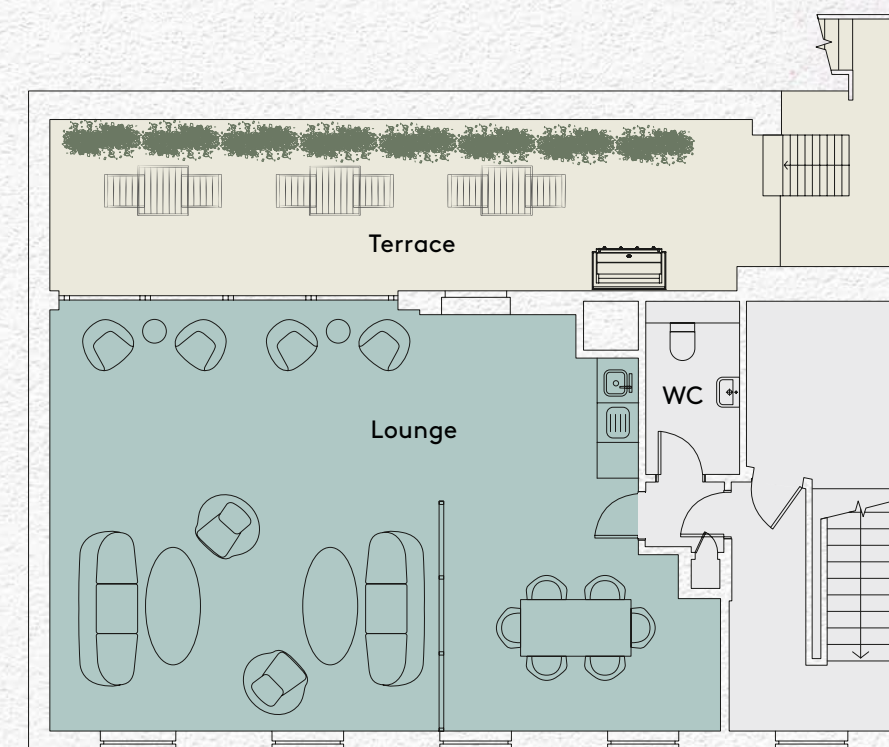
Work stations up to 36  
 Meeting room (boardroom 6–8 person)  
 Phone booths x3  
 Kitchen  
 Break-out



### LAYOUT PLAN 5TH FLOOR

1,015 sq ft / 94 sq m

Workstations up to 20  
 Meeting room (4–6 person)  
 Meeting room (boardroom)



### LAYOUT PLAN 6TH FLOOR

Meeting area (informal 4–6 person)  
 Communal lounge  
 Electric BBQ  
 Terrace

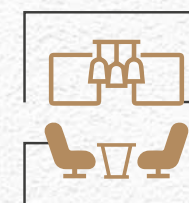


FULLY-FITTED & MANAGED ON YOUR BEHALF  
MEANING YOU CAN FOCUS ON DRIVING  
YOUR BUSINESS FORWARD

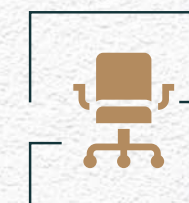
AVAILABLE ON FLEXIBLE TERMS FROM  
24 MONTHS, PRICE ON APPLICATION



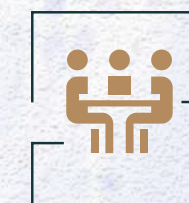
THE FINISHES AND SPECIFICATION OF THE  
BUILDING HAVE BEEN SUBSTANTIALLY  
UPGRADED TO MEET THE REQUIREMENTS  
OF ALL TYPES OF OCCUPIERS



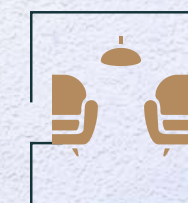
CLUB ROOM  
& COMMUNAL  
TERRACE



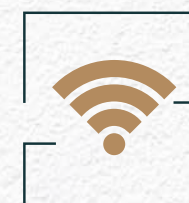
FULLY-FURNISHED



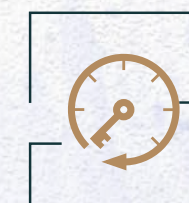
DEDICATED  
MEETING ROOMS



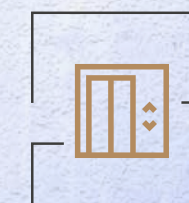
BREAK OUT  
SPACES



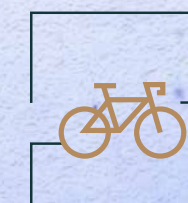
HIGH SPEED  
WIFI



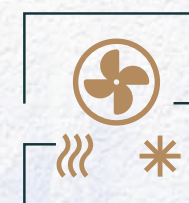
24/7 ACCESS



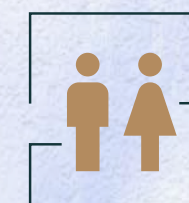
PASSENGER  
LIFT



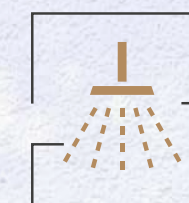
BIKE  
STORAGE



AIR CONDITIONING  
& HEATING



MALE & FEMALE  
SHOWERS



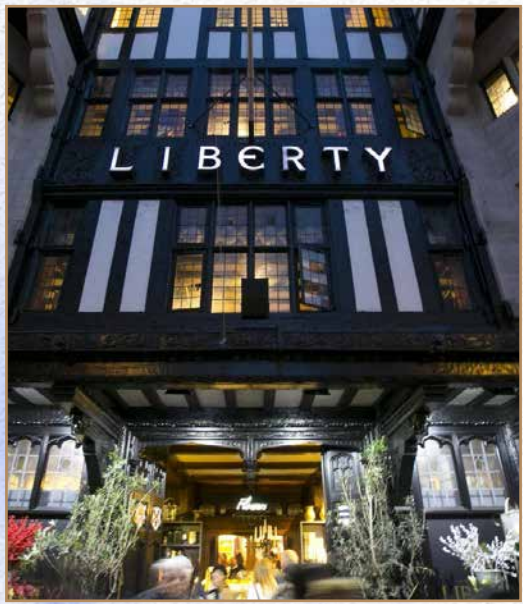
SHOWER &  
LOCKER  
FACILITIES



DEDICATED  
KITCHEN



BEING 2 MINUTES FROM OXFORD CIRCUS TUBE STATION  
AND 5 MINUTES FROM EITHER BOND STREET OR TOTTENHAM  
COURT ROAD STATIONS, CONNECTIVITY IS EXCELLENT.  
TOTTENHAM COURT ROAD AND BOND STREET WILL  
PROVIDE ACCESS TO THE ELIZABETH LINE.



04  
mins



Oxford Circus  
(Bakerloo, Victoria  
& Central Lines)

04  
mins



Tottenham Court Road  
Elizabeth line  
(Western Ticket Hall)

06  
mins

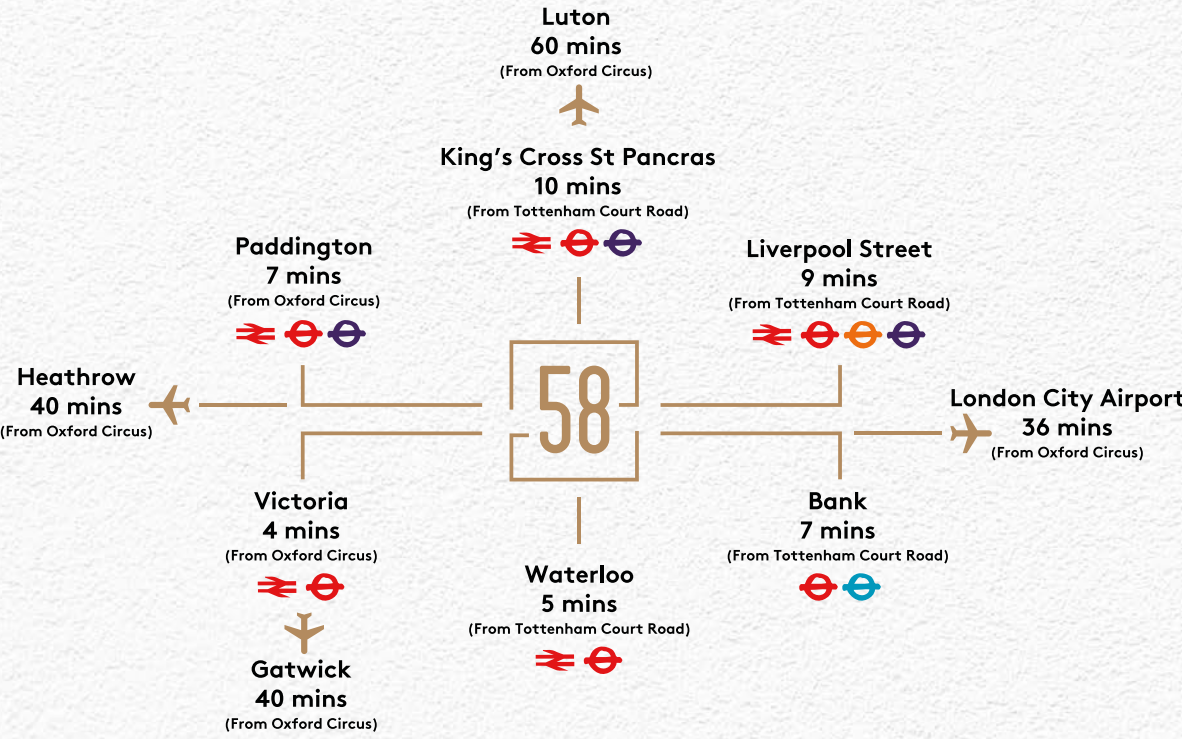


Tottenham Court Road  
(Central &  
Northern Lines)

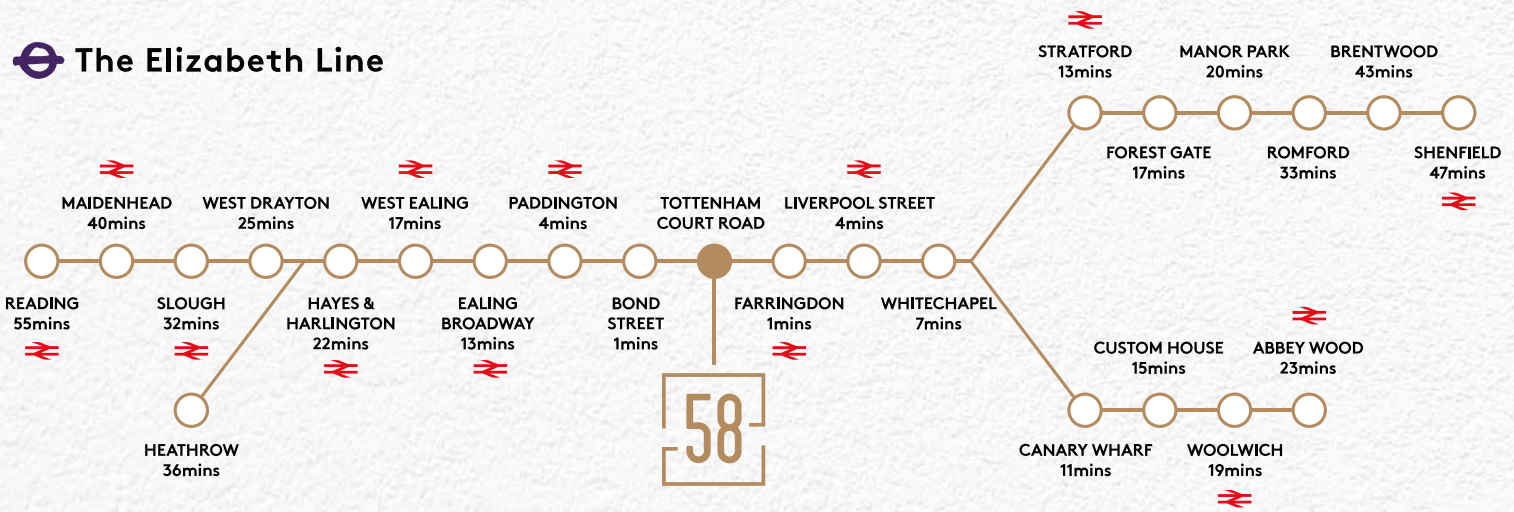
07  
mins



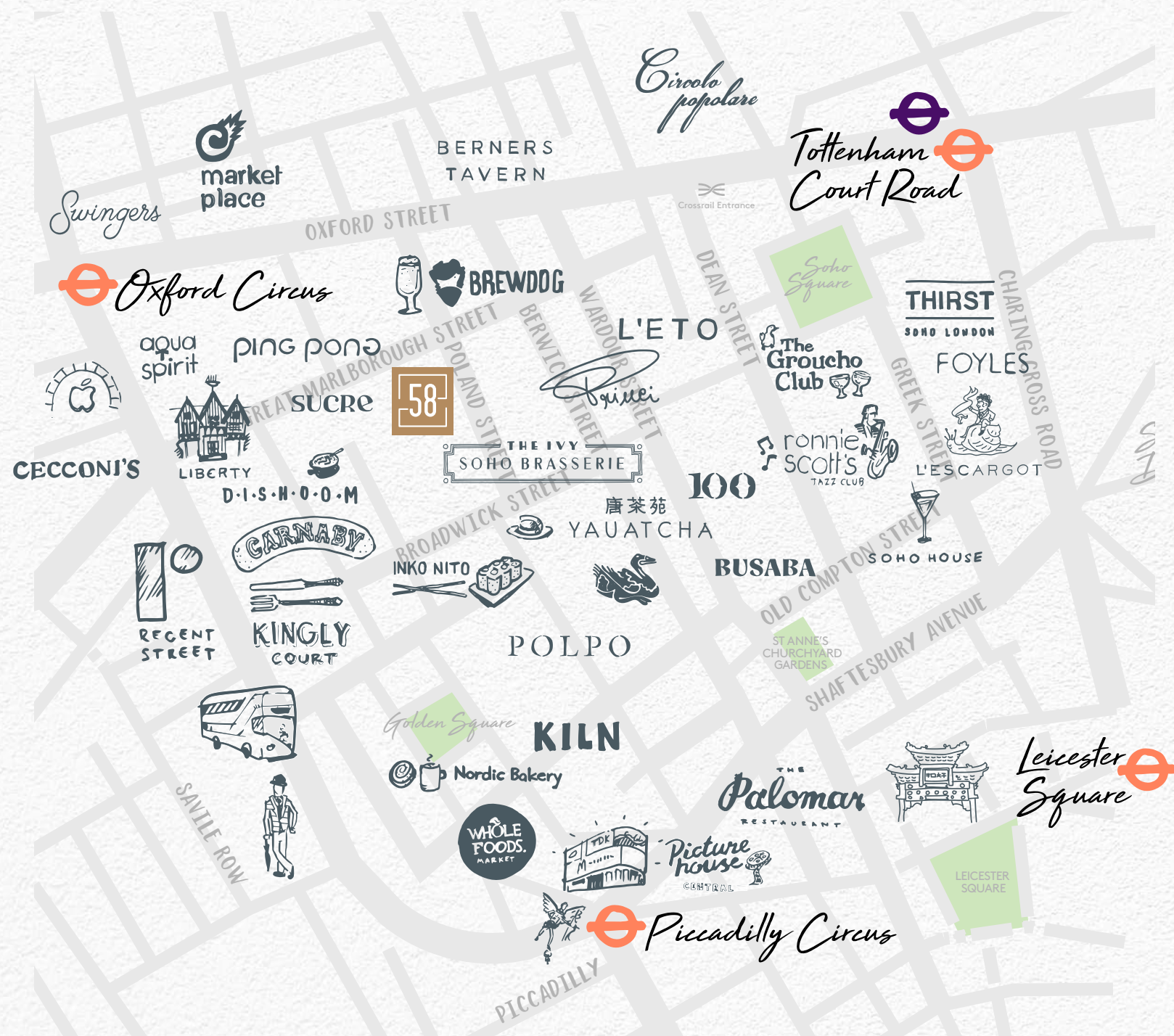
Bond Street  
Elizabeth line  
(Eastern Ticket Hall)



The Elizabeth Line



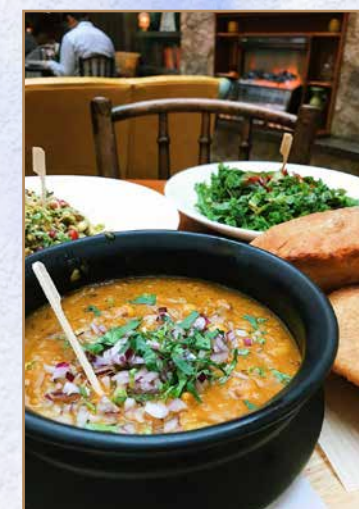
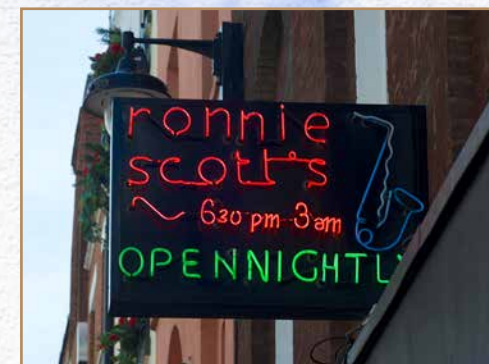




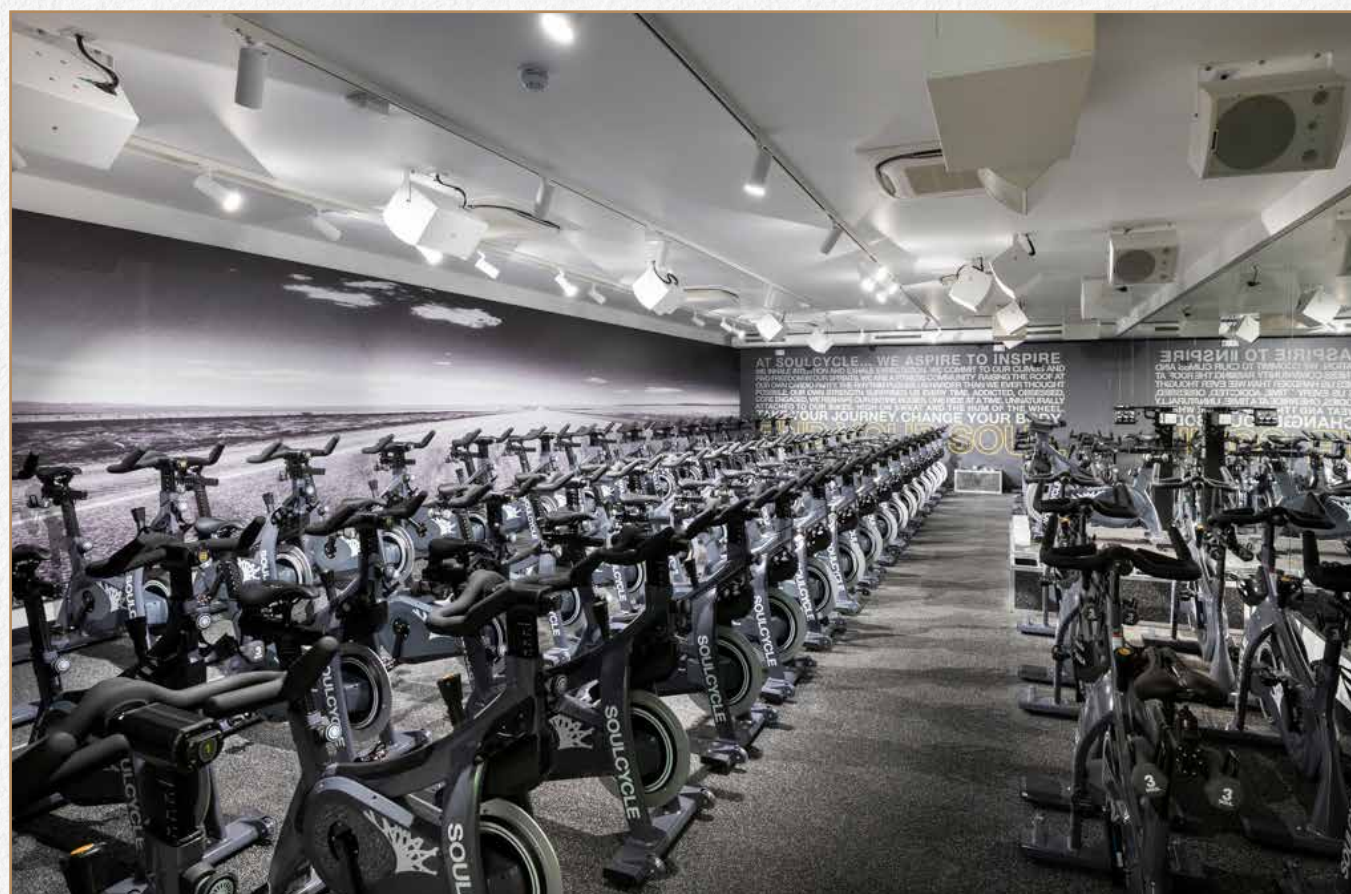
You are in good company on Great Marlborough Street. Your neighbours include Sony, Apple, Levi Strauss, Vinyl Factory Publishing, Heidrick & Struggles and the Liberty London department store.

The property is surrounded by the coolest fashion brands, world-leading cuisine, and unrivalled transport connections.

THE LOCATION OFFERS EVERYTHING REQUIRED BY A MODERN BUSINESS SEEKING TO BE IN A PRESTIGIOUS, VIBRANT LOCATION. EVERY INCH OF SOHO IS BRIMMING WITH VITALITY, IS STEEPED IN HISTORY AND IS CONSTANTLY REINVENTING ITSELF.







BOCCONCINO, AN AUTHENTIC ITALIAN RESTAURANT WITH FIRST-CLASS SERVICE, IS LOCATED ON THE GROUND FLOOR, WHILE SOULCYCLE'S DEDICATED EXERCISE SPACE IS JUST ACROSS THE ROAD.

## BOCCONCINO





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For more information contact:



**Kiri Norton-Brennan**

0203 002 2503

[enquiry@copthallstates.com](mailto:enquiry@copthallstates.com)

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