

59

Great Marlborough Street
Soho W1



TO LET - 5,100 SQ FT
OF PRIME CLASS E SPACE
AVAILABLE NOW





The Buzz of Soho

Soho has long been the heart of London's entertainment and hospitality scene, home to iconic venues such as Ronnie Scott's, Soho House, Quo Vadis and the Groucho Club. It is also the home to some of London's most high profile restaurants such as Kiln, Bao, Palomar, Barrafina, Inko Nito, Social Eating House, Aqua, Dishoom and Sucre by Zeev Godik as well as the hugely popular casual dining destination, Kingly Court.

Great Marlborough Street is one of the principal streets in Soho, home to the iconic Liberty London and a short walk from Regent Street, Oxford Street and Piccadilly Circus. It benefits from being in close proximity to a number of leading hospitality businesses including the Court House Hotel and London Palladium, as well as the West End theaters on Shaftesbury Avenue that include the Apollo, the Lyric and the Sondheim.

North Soho is also expected to greatly benefit from the new Cross Rail Stations on Tottenham Court Road and Dean Street.

Soho forms one of the most dynamic submarkets within London's West End, an energetic enclave with Mayfair to the west, Fitzrovia to the north and Covent Garden to the east.

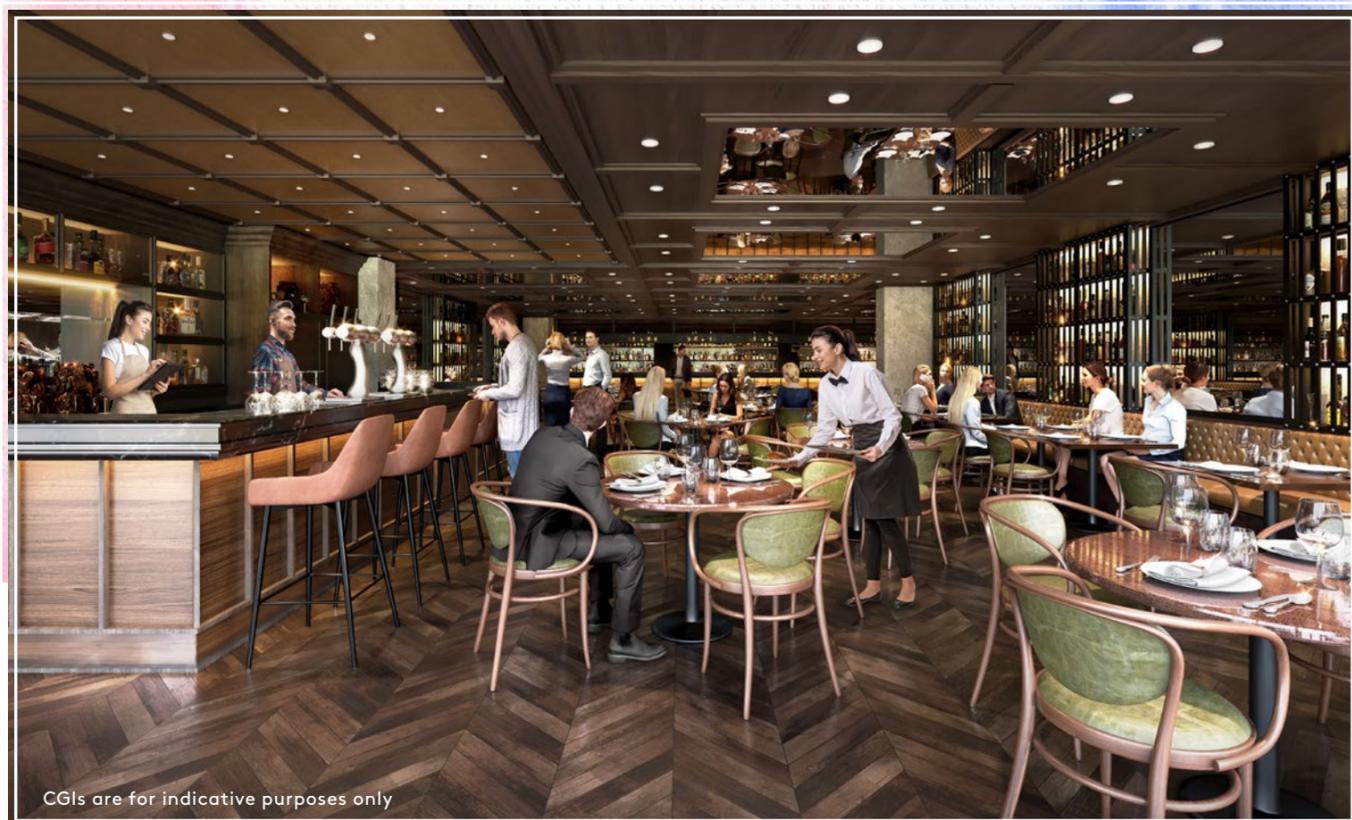


Being 2 minutes from Oxford Circus tube station and 5 minutes from either Bond Street or Tottenham Court Road stations, connectivity is excellent. Tottenham Court Road and Bond Street will provide access to the Elizabeth line upon completion.

The Elizabeth Line



Whats on offer



CGIs are for indicative purposes only

The space features a new 9m long, fully glazed sliding shop front, which leads into an open plan ground floor with 3.35m floor to ceilings heights. The lower ground floor again provides an open plan floor plate with a floor to ceiling height of 2.8m.

Soft spots are shown on the plans and have been created to allow a flexible floor plate to enable a fully bespoke design.

The unit will be handed over in a developer's shell condition with further detail on the specification available by request.

Terms, Planning and Premises Licence

- The property is available by the way of a new lease for a term to be agreed
- Rent upon application
- Planning – Open Class E use
- Premises Licence – The landlord currently holds the Premises Licence which will be transferred to the operator

Ground

Lower ground



	sq m	sq ft
Ground	246	2,650
Lower Ground	228	2,450
TOTAL	474	5,100



SONDHEIM THEATRE



RONNIE SCOTT'S



© EAMONN WANG



LIBERTY

© UMAR DINGMAR



CHINATOWN



CARNABY STREET

Great Marlborough Street is in the very heart of London



PIERS FINLEY
07557 449 633
piers.finley@cwm.co.uk

HARRY SIMPSON
07432 715 515
harry.simpson@cwm.co.uk

Designed by CID: consultantsin.design.co.uk



The agents advise that these particulars do not form part of an offer or contract and are intended for general guidance purposes only. They have been prepared from information supplied to us and interested parties should satisfy themselves as to the accuracy of the floor plans, tenancy details, etc. and whether the premises are fit for purpose before entering into a contract. Q1 2022