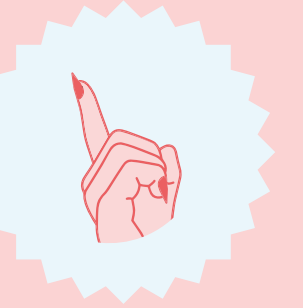


ONE LITTLE MARLBOROUGH STREET

CARNABY

OFFICE



CARNABY'S LITTLE SECRET

MAKE SOME NOISE

One Little Marlborough Street, a quietly hidden away gem, dropping January 2023.

The top to bottom refurbishment which completed in 2019 gave this little secret a calm contemporary media style finish, with the adoption of cool wooden panelling for an edgy Soho vibe. Add on high-quality extras that would appeal to any sophisticated business, plus the undoubted cherry on the top of a spectacular glass box meeting room with private terrace on the fifth floor, and it's a space to impress with plenty to shout about.



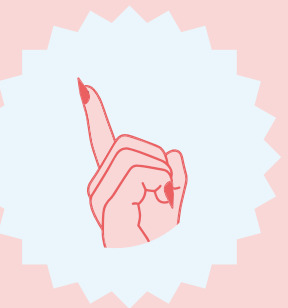
1st Floor



Exterior

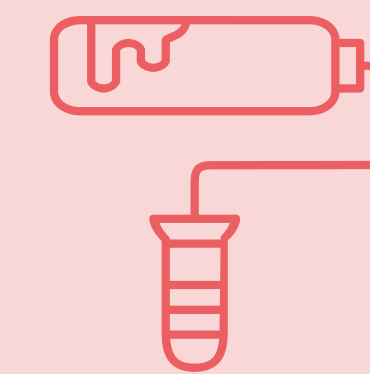
ACCOMMODATION

SUMMARY SPEC



Floor Areas

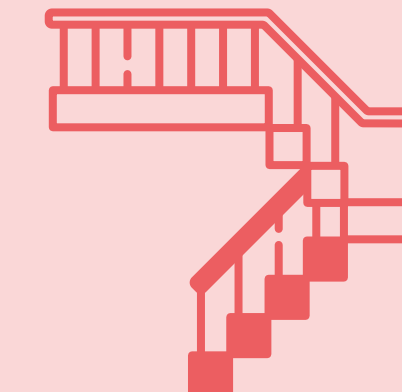
Floor	sq. ft	sq. m
5th	330	30.7
4th	953	88.5
3rd	1,208	112.3
2nd	1,202	111.6
1st	1,138	105.7
Total	4,831	448.8



Comprehensive
refurbishment



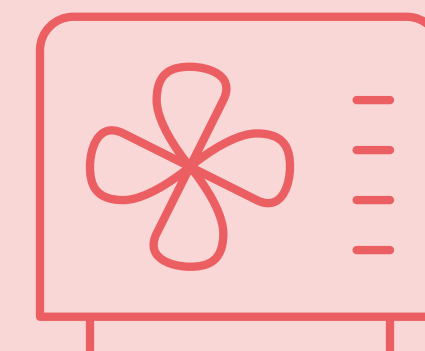
Media style
finishes



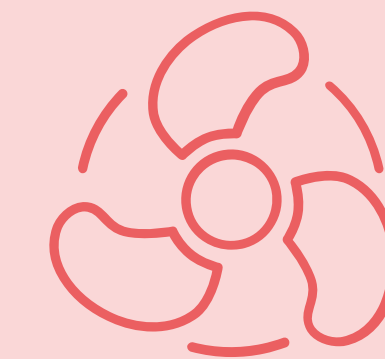
Duplex floors
(4th & 5th Floors)



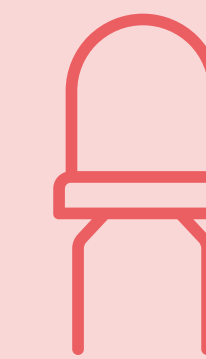
Private Terrace
(5th Floor)



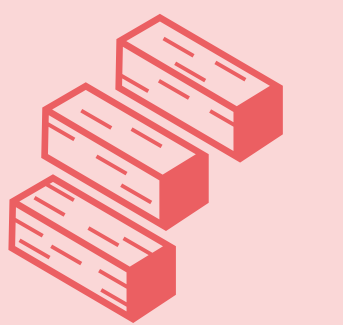
Exposed VRF air
conditioning
(1st & 2nd Floors)



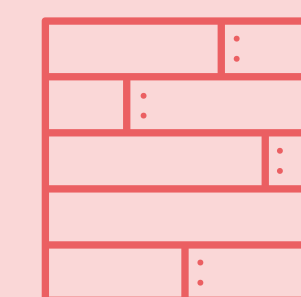
Perimeter cooling
(3rd to 5th Floors)



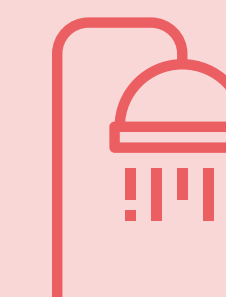
Suspended LED
lighting



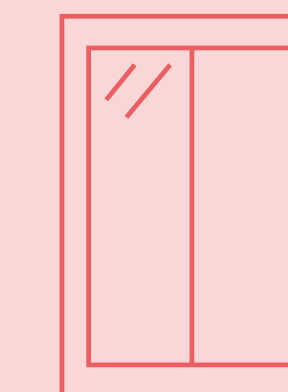
Timber clad feature
walls (4th Floor)



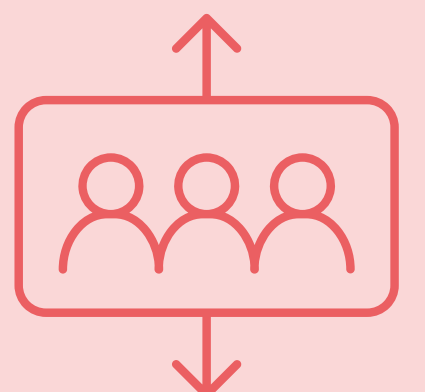
Mix of timber and
poured resin flooring



Demised WCs,
showers and access
to the Carnaby bike hub

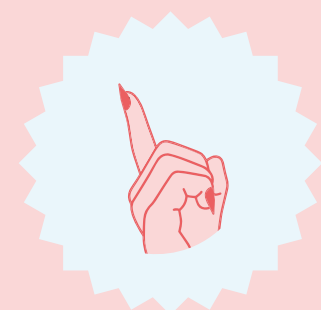


Feature glazed
ceiling (5th Floor)



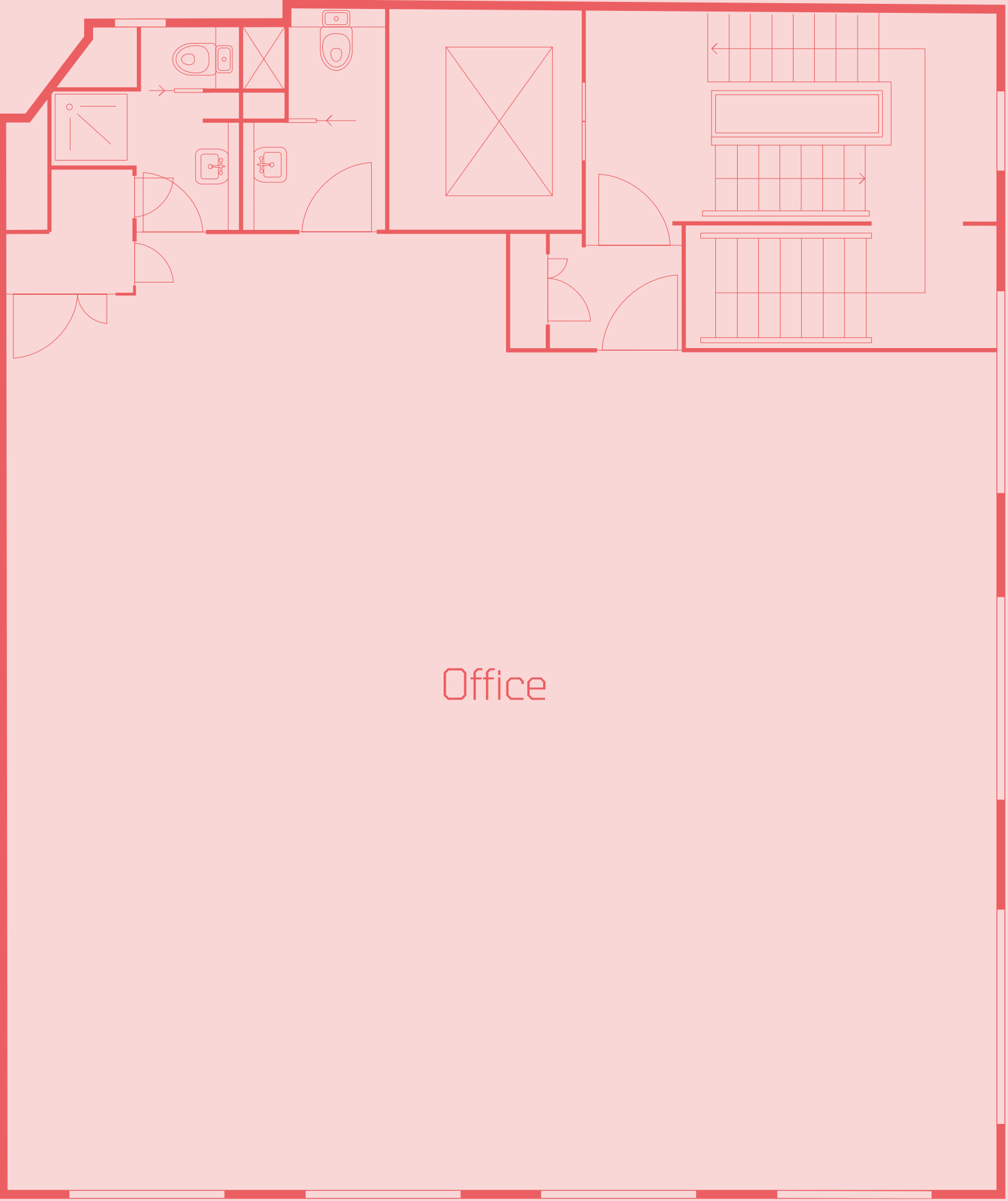
12 person
passenger lift

FLOOR PLANS



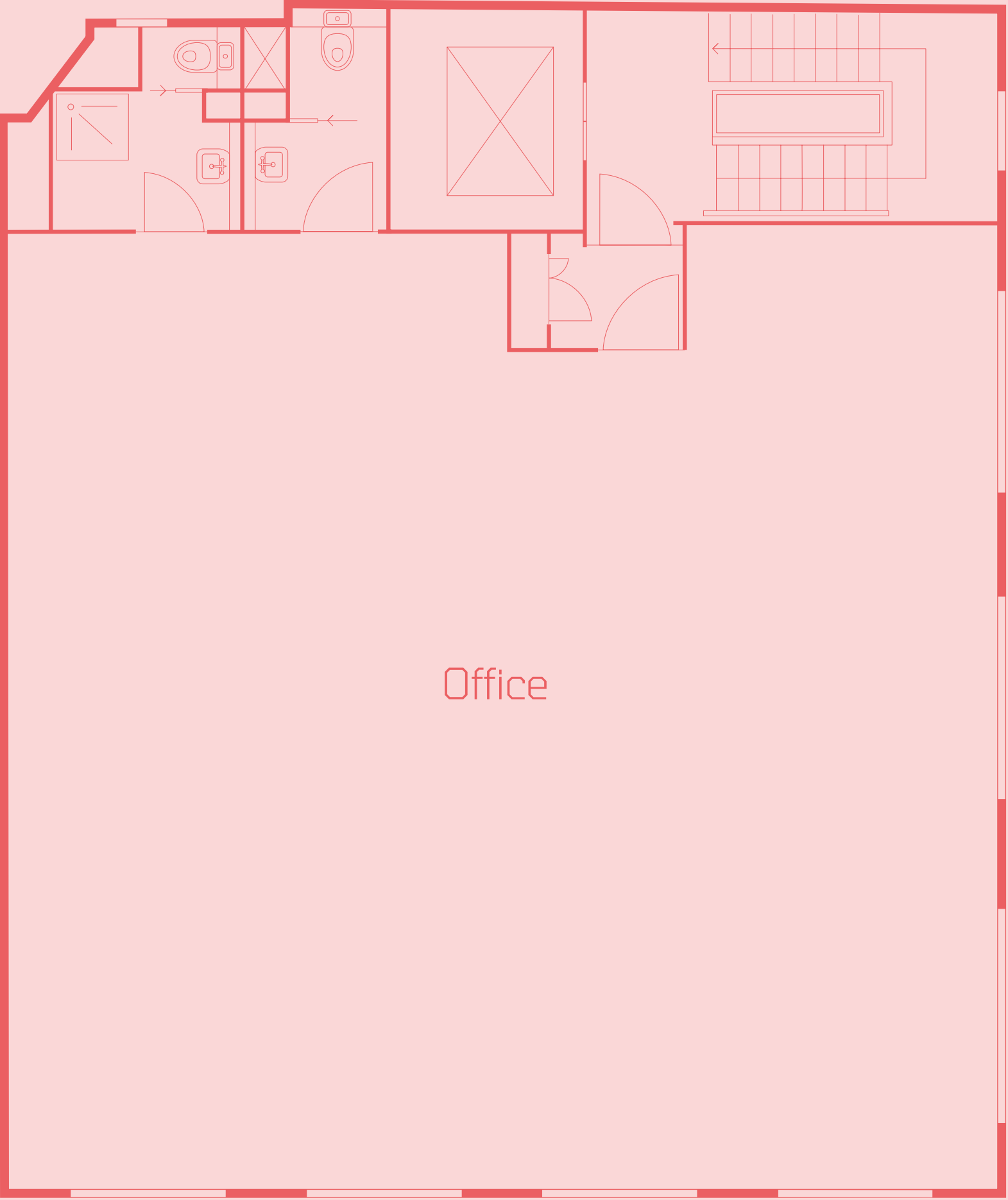
First floor

1,138 sq. ft



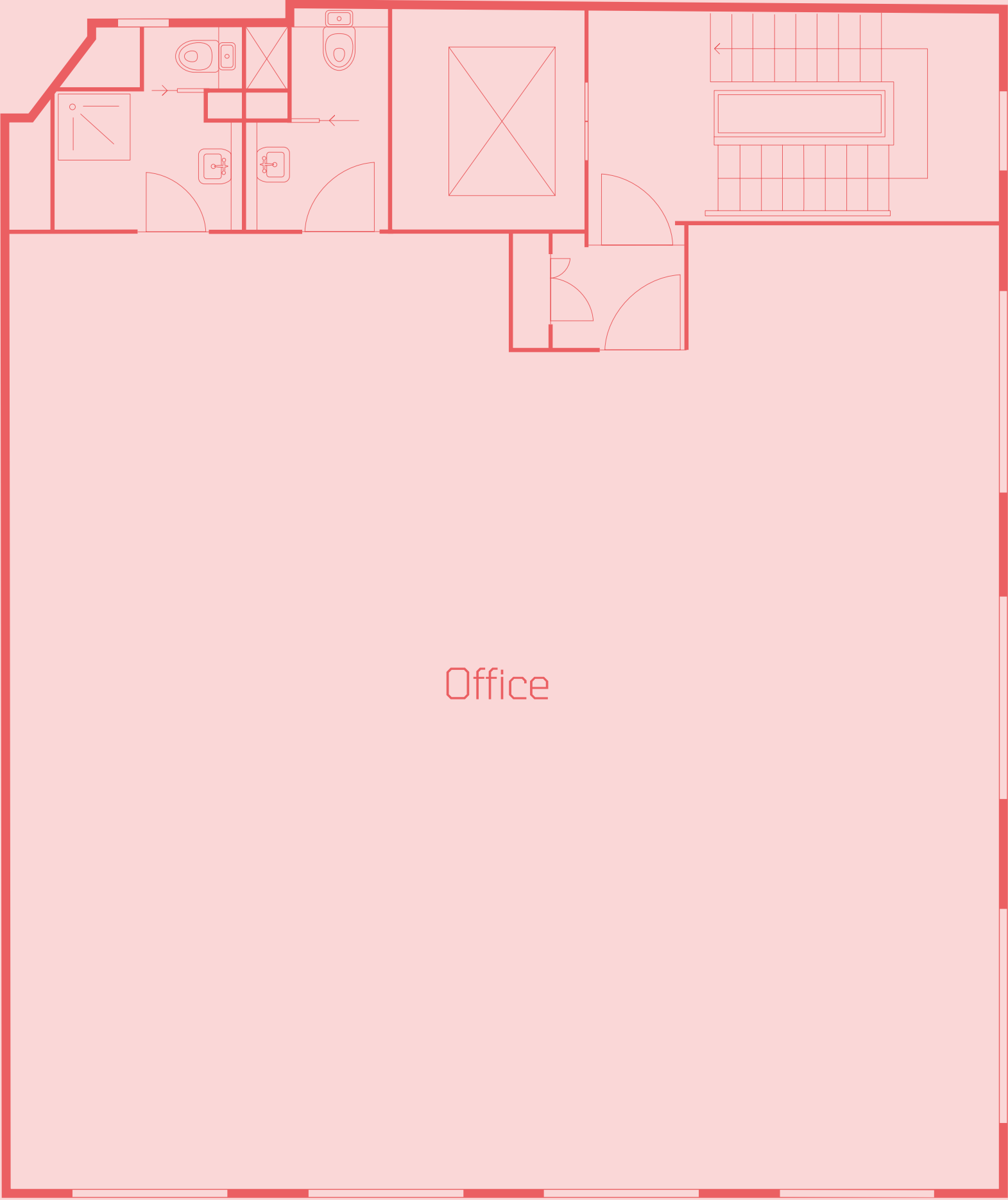
Second floor

1,202 sq. ft

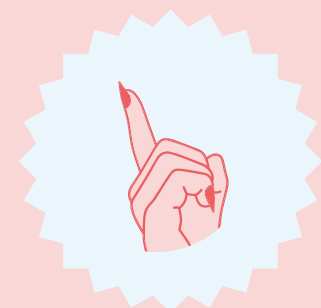


Third floor

1,208 sq. ft

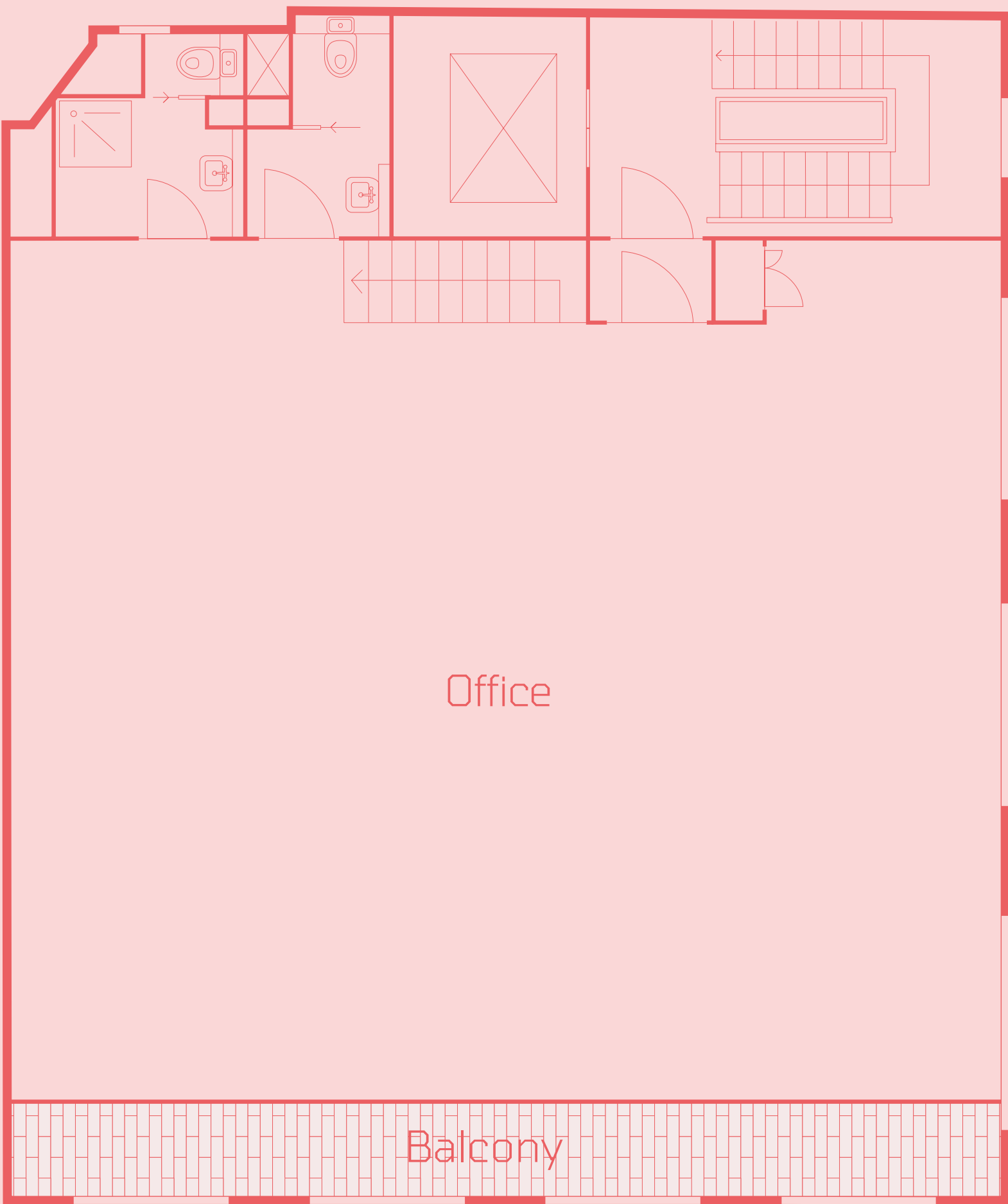


FLOOR PLANS



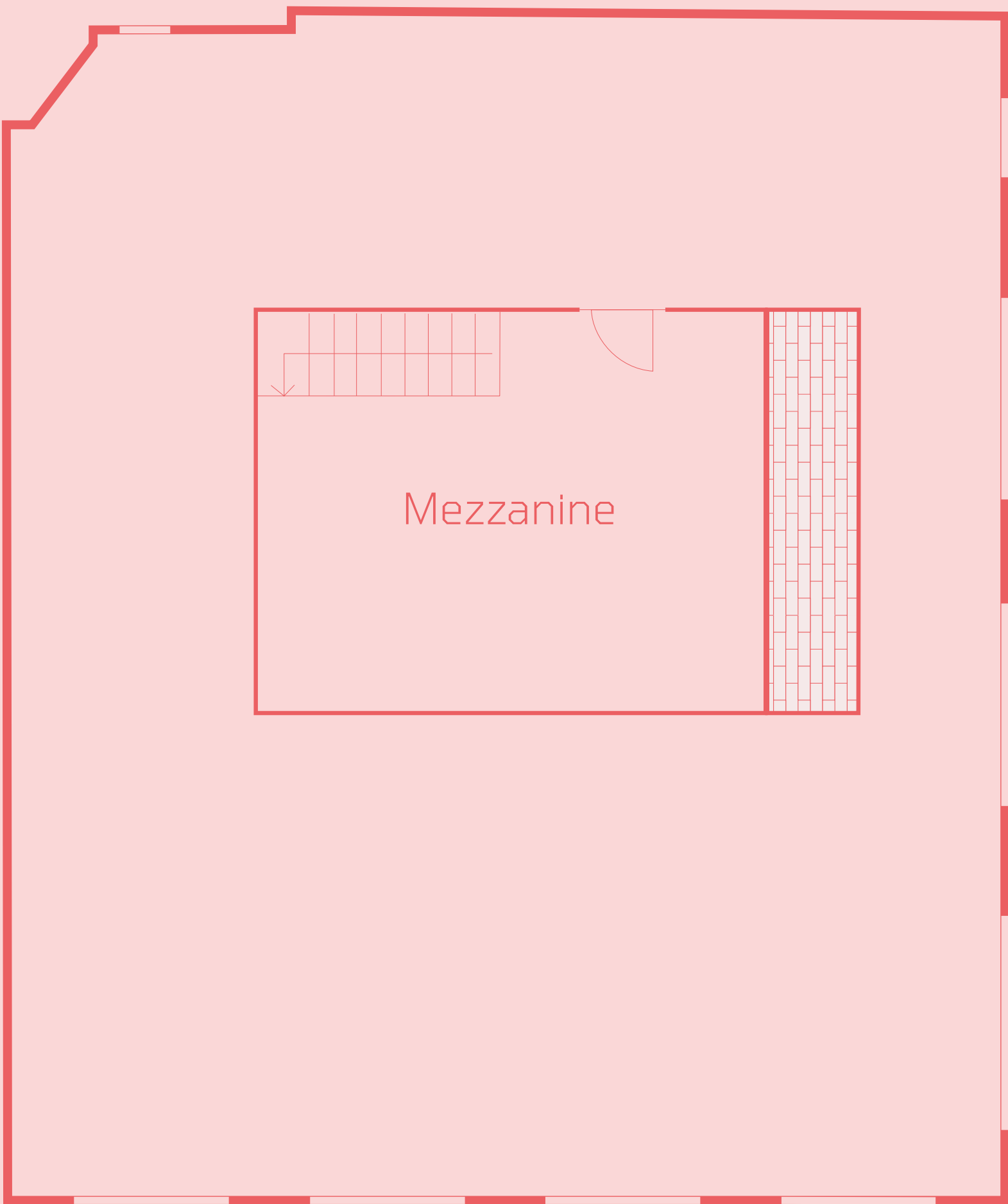
Fourth floor

953 sq. ft



Fifth floor

330 sq. ft

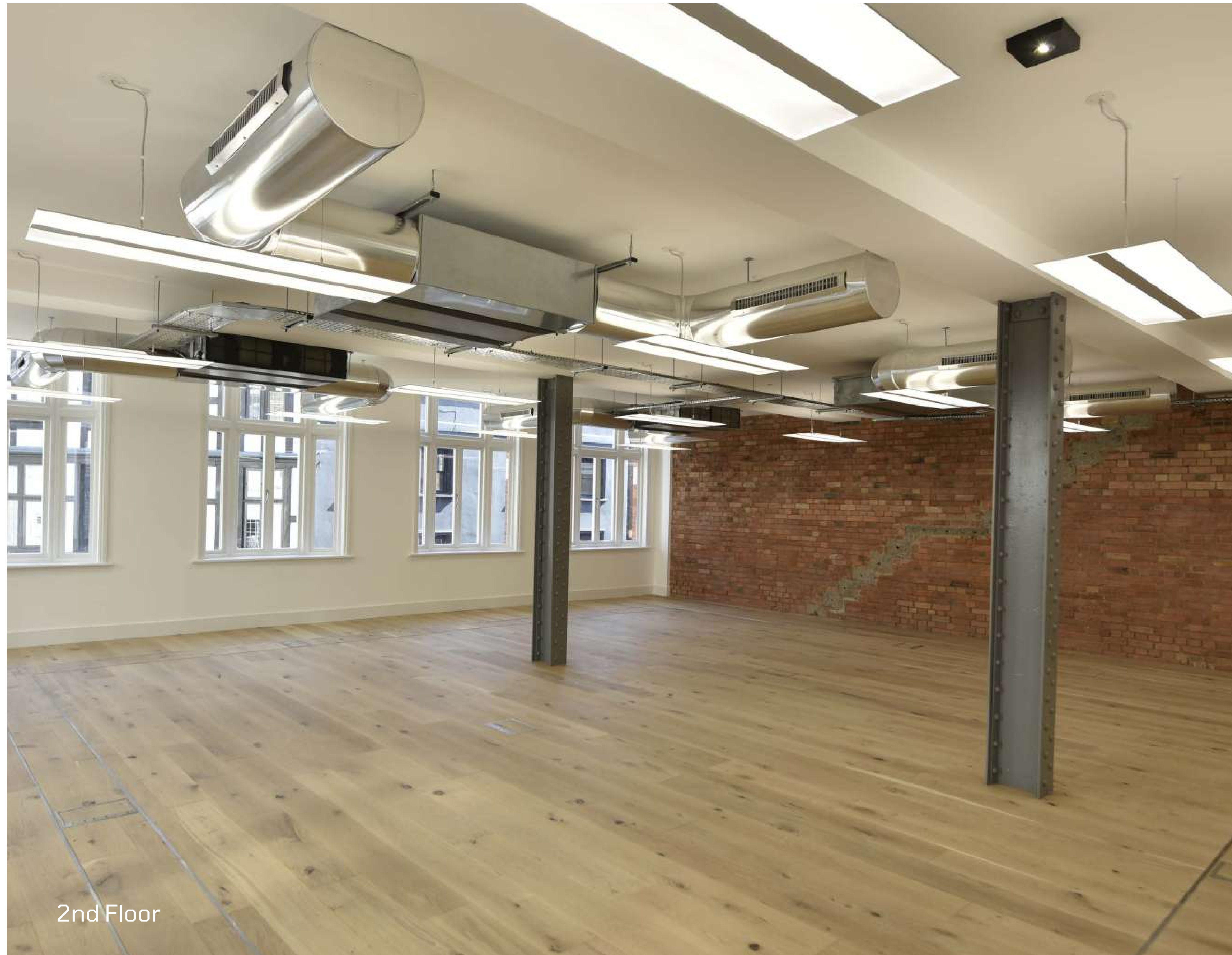
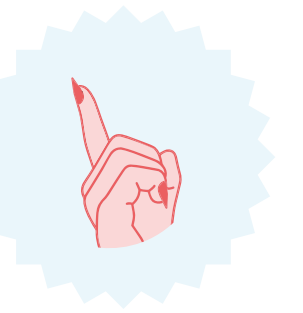




5th Floor Glass Box



4th Floor and 5th Floor Mezzanine



2nd Floor

TERMS

New lease direct from the Landlord.

RENT

£87.50 per sq. ft

RATES

£28.00 per sq. ft

SERVICE CHARGE

£3.20 per sq. ft

TOTAL

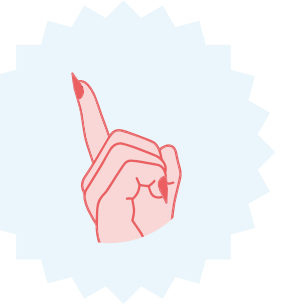
£118.70 per sq. ft

EPC PERFORMANCE

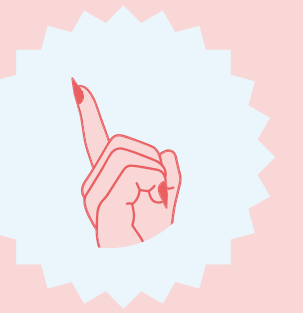
Rating D

FIBRE PROVISION

Community Fibre



The bars, restaurants, quirky shops and the very unique vibe. All of the things that make this compact quarter of London one of its very liveliest. A perfect place for both work and play.



Get there first before the secret gets out.



JAMIE QUINN

07909 858 347

jamie.quinn@colliers.com

CHARLOTTE ASHTON

07541 958 117

charlotte.ashton@colliers.com

SOPHIE CROSBIE

07936 338 778

sophie.crosbie@colliers.com



LOIS BOND

07773 258 589

lois.bond@rx.london

IMOGEN PURVIS

07377 978 348

imogen.purvis@rx.london

CATHERINE LLOYD

07795 445 833

catherine.lloyd@rx.london

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now!**

CARNABY

OFFICE

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