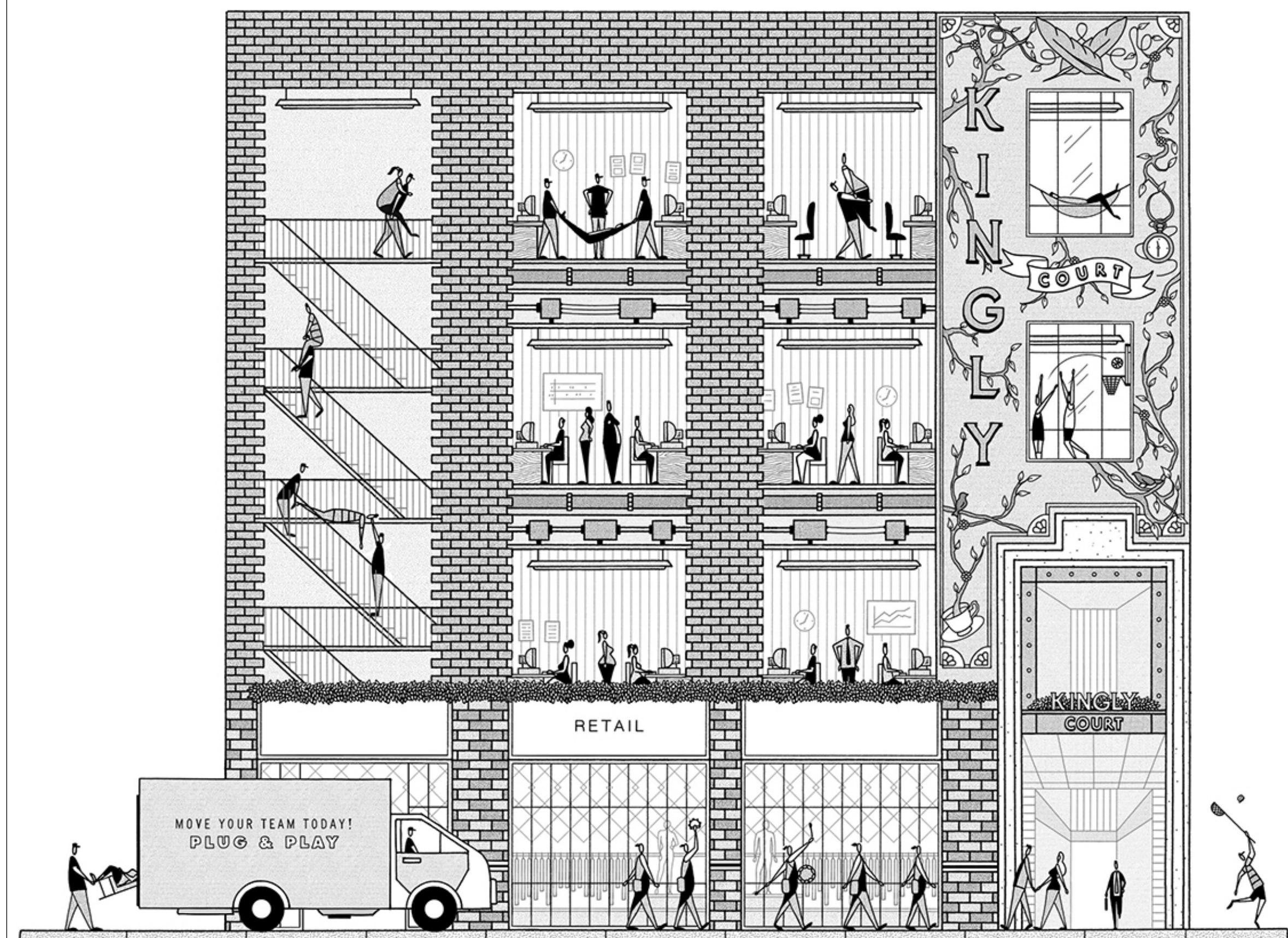


Bright and stylish refurbished third floor with
Assemble fit out – ready to move in

35-36 GREAT MARLBOROUGH STREET



@CarnabyLondon | carnaby.co.uk

LOOK UP CARNABY

CARNABY

OFFICE



THE SPACE

Our Assemble fit out solution offers completely move-in ready office space on the third floor with lots of natural light. Fully fitted with desks, chairs, a meeting room, breakout space and new kitchenette. Complete with air conditioning, newly refurbished private WCs and shower facilities.



Indicative image



Indicative image

SCHEDULE OF AREAS

FLOOR	SQ. FT	SQ. M
Third	1,060	98
TOTAL	1,060	98



SPECIFICATION

- Fully fitted with furniture
- Air conditioned
- Perimeter trunking
- Passenger lift (from 1st floor)
- Shower facilities

ASSEMBLE FIT OUT

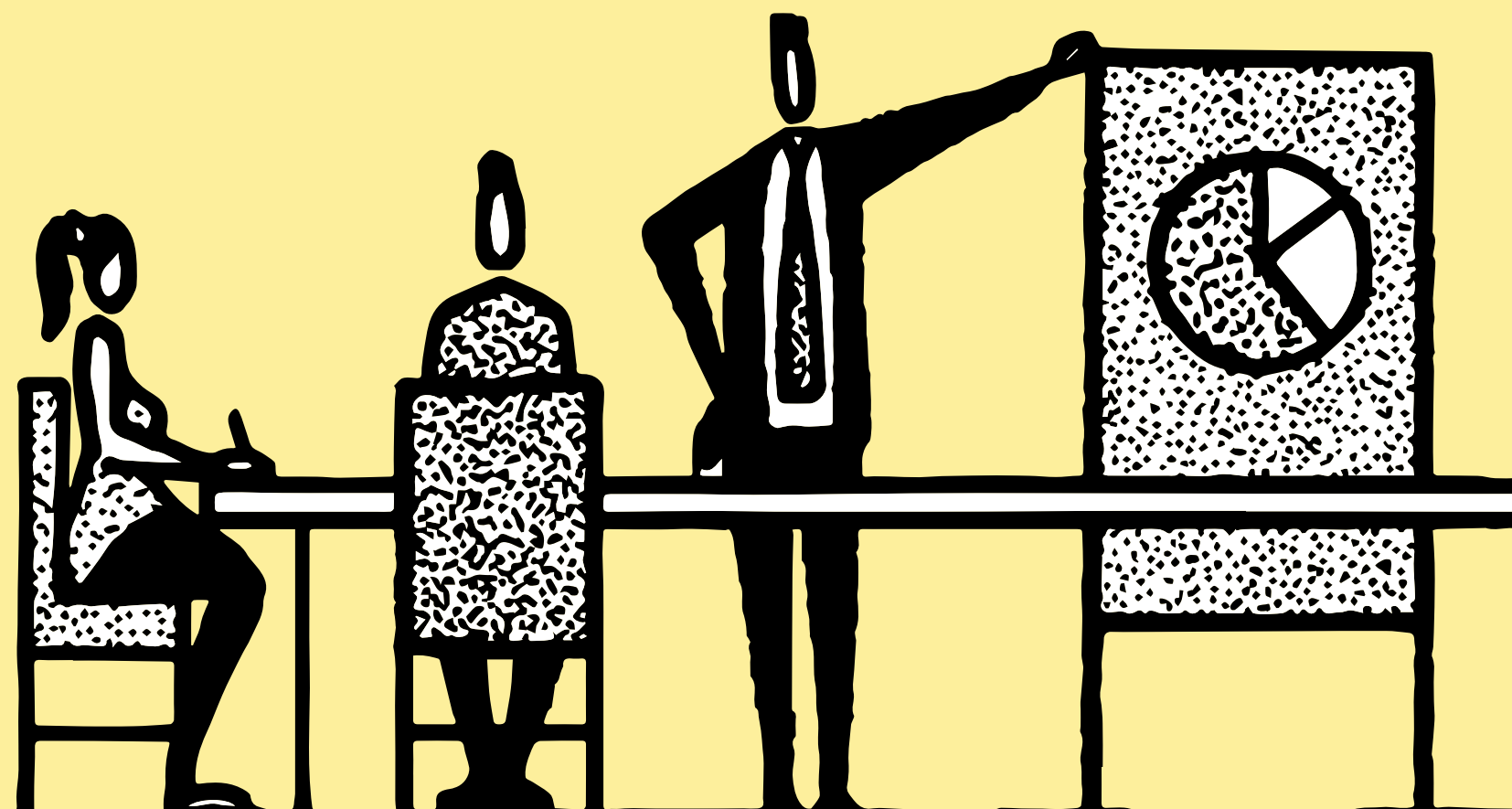
Indicative image of Assemble fit out

BENEFITS OF ASSEMBLE FIT OUT

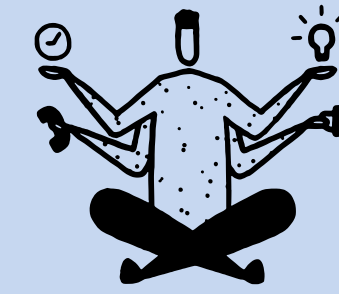
We've made moving office easy.

Our Assemble fit out solution means you worry less about the move and concentrate on your business. Let us do the hard work.

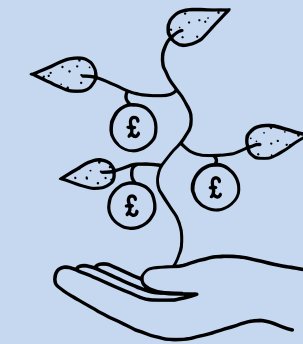
Move in, plug in and go!



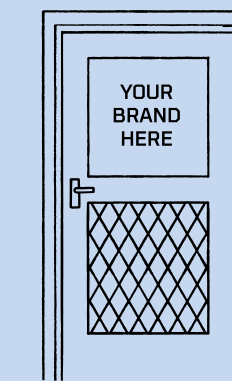
No upfront capital expenditure



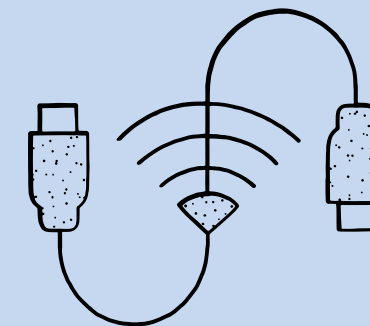
Quick delivery & hassle free



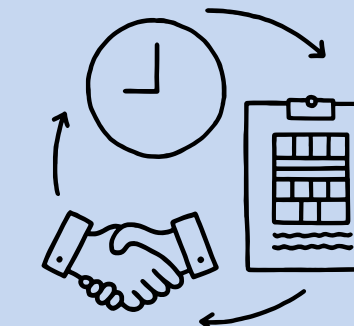
Scale up within the Estate
as your business grows



Private space with
your own front door



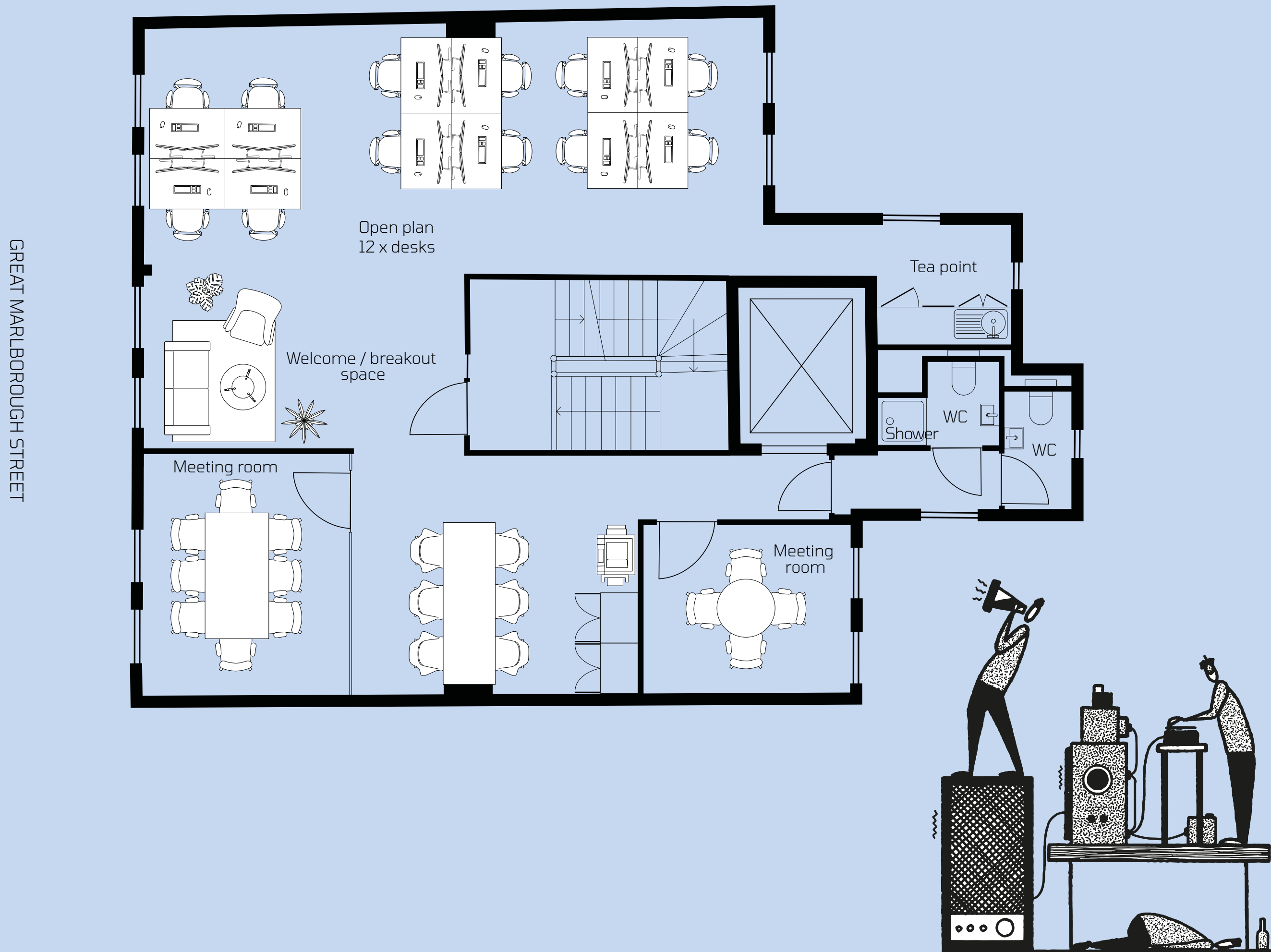
Fully cabled with fast internet



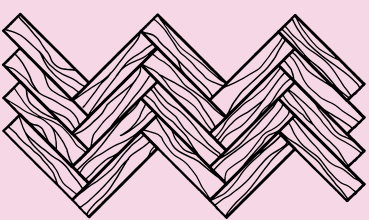
Short form & flexible leases

READY-TO-GO

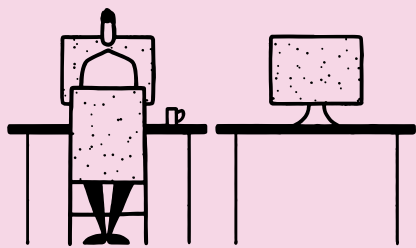
THIRD FLOOR - 1,060 SQ. FT | ASSEMBLE FIT OUT LAYOUT



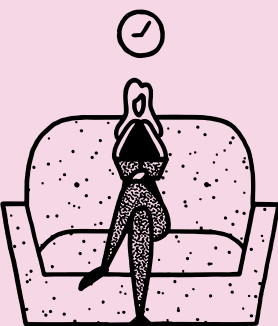
HIGHLIGHTS OF ASSEMBLE FIT OUT AT 35-36 GREAT MARLBOROUGH STREET



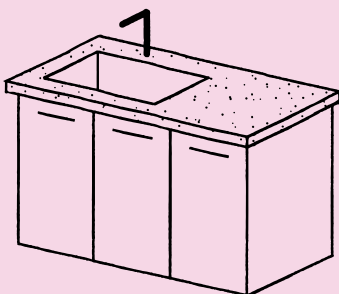
High quality fit out designed by Thirdway



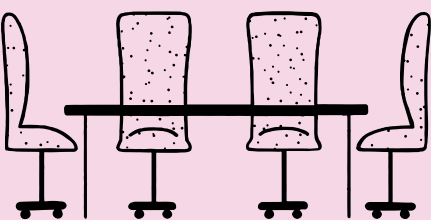
12 desks



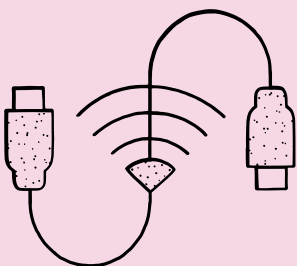
Client arrival space



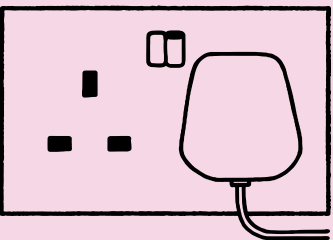
Kitchen



Meeting room



Internet ready



Fully cabled



Breakout space



Indicative image of Assemble fit out



LOCATION

At the entrance to Carnaby Street, 35 Great Marlborough Street is one of the best locations in Soho. With views over iconic Carnaby Street and world-famous Liberty department store, it offers the perfect mix of a vibrant day and nightlife. Just a short walk to Oxford Circus and Tottenham Court Road's highly anticipated Elizabeth Line, the best shopping streets in the world are within credit card-waving distance. There is literally nowhere better to be.

TERMS

New lease direct from the Landlord

RENT

£82,150 pa (£77.50 psf)

RATES*

£29,184 pa (£27.53 psf)

SERVICE CHARGE*

£16,073 pa (£15.16 psf)

TOTAL OUTGOINGS

£127,407 pa (£120.20 psf)

**Estimates*

EPC PERFORMANCE

Rating C

FIBRE PROVISION

BT

CYCLE STORE

As an occupier of 35 Great Marlborough Street, you will have access to the Carnaby cycle store. The store is located at 5-7 Carnaby Street, providing secure parking facilities to office occupiers on the Carnaby Estate.

- 68 cycle racks
- Brand new shower facilities
- Modern, convenient and safe space for your bike
- Pre-book easily via our booking app.



As fun as the area and equally attractive, the team is in love with Carnaby and can't wait to share that love. **LOOK US UP.**



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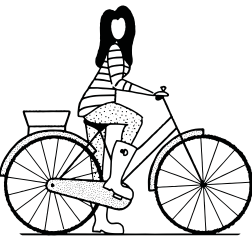
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Shaftesbury

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PERKS OF CARNABY

- 24/7 onsite security team and estate CCTV
- Dedicated onsite management team
- 10% discount neighbourhood card at participating retailers and restaurants
- Tenant portal
- Fast fibre and ready-to-go wayleaves with BT / G Network and Community Fibre
- Estate events

