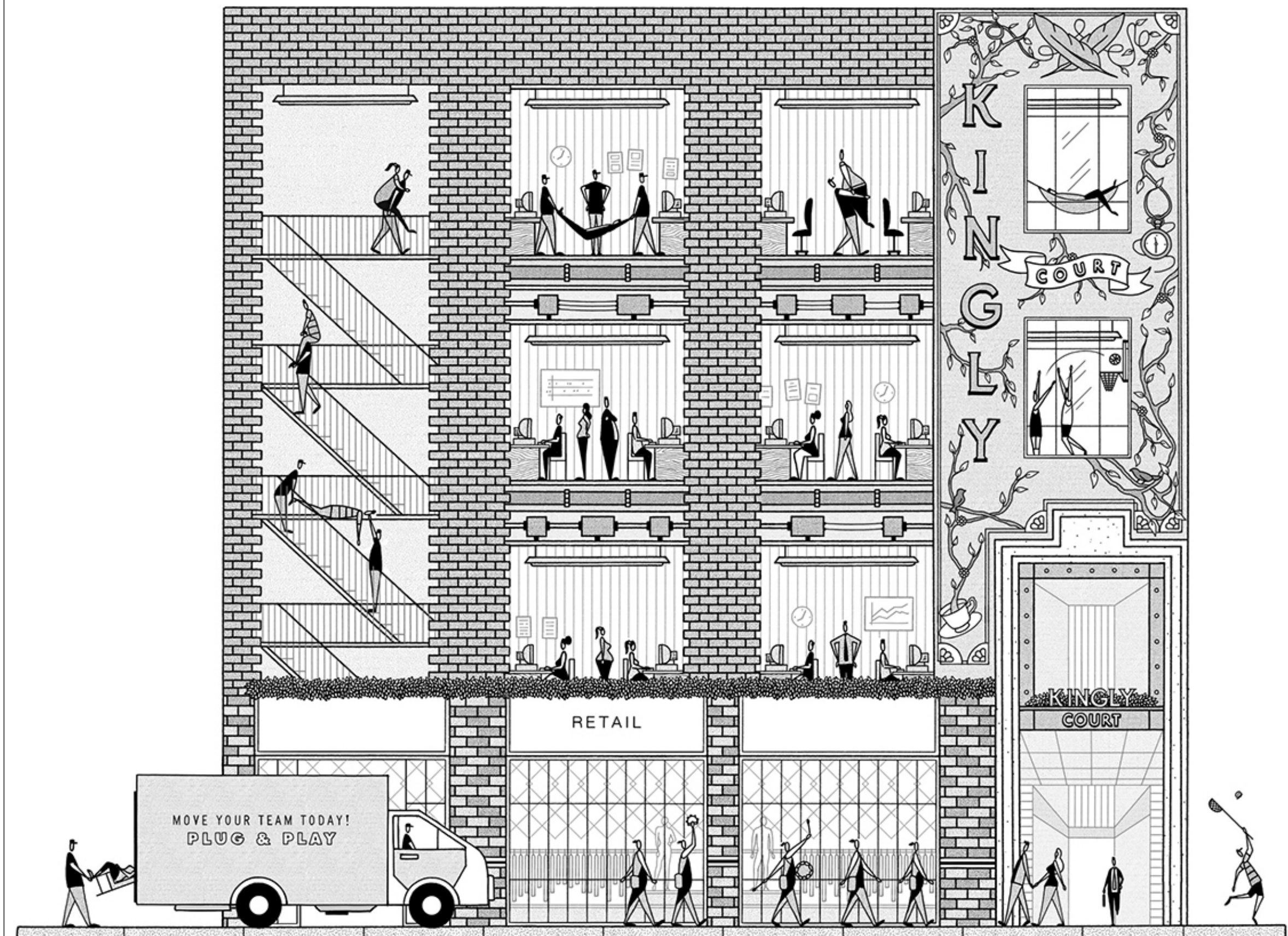


Brand new refurbished assemble fit out office space – ready to move in

35-36 GREAT MARLBOROUGH STREET



@CarnabyLondon | carnaby.co.uk

LOOK UP CARNABY

CARNABY

OFFICE

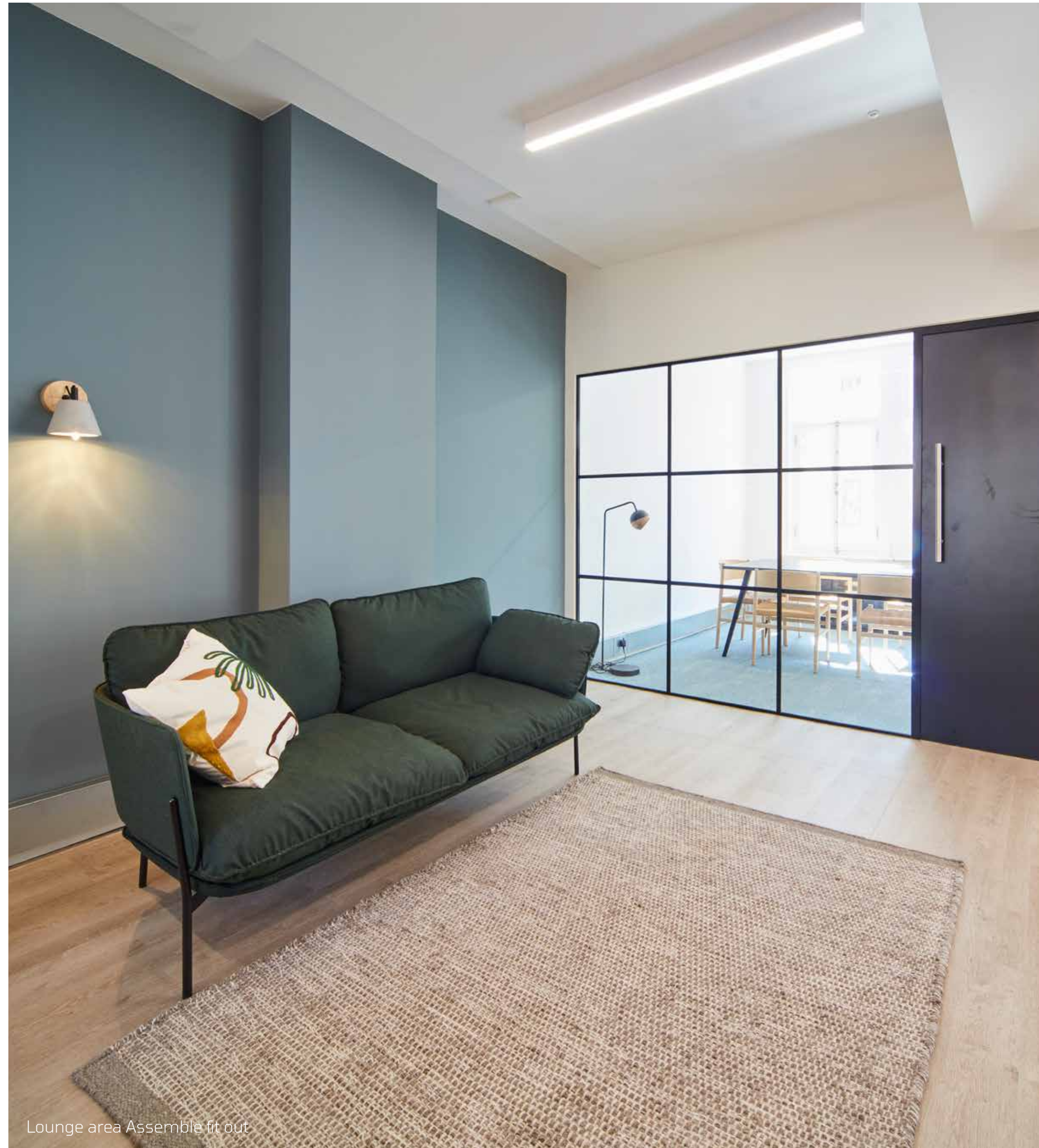


THE SPACE

Our Assemble fit out solution offers completely move-in ready office space on the second floor of this period property. Fully fitted with desks, chairs, a meeting room, breakout space and new kitchenette. Complete with air conditioning and newly refurbished common parts and shower facility. Move in, plug in and go!

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



Lounge area Assemble fit out

SCHEDULE OF AREAS

| FLOOR | SQ. FT | SQ. M |
|--------------|--------------|------------|
| Second | 1,102 | 102 |
| TOTAL | 1,102 | 102 |



SPECIFICATION

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

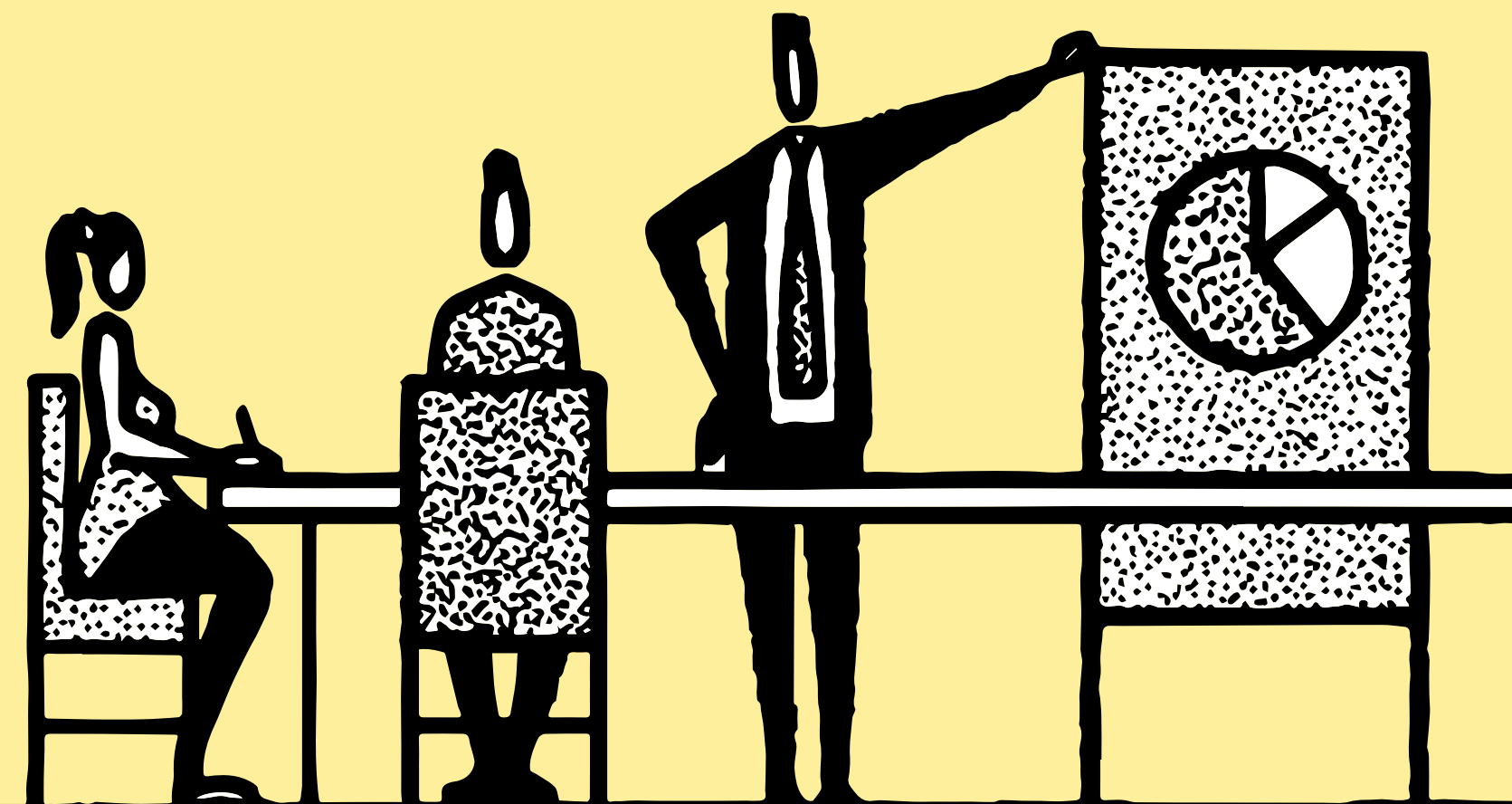
ASSEMBLE FIT OUT

BENEFITS OF ASSEMBLE FIT OUT

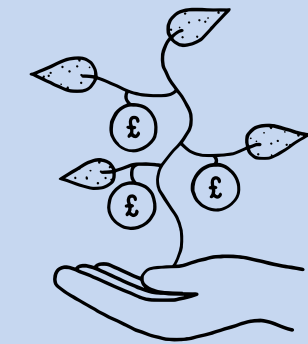
We've made moving office easy.

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

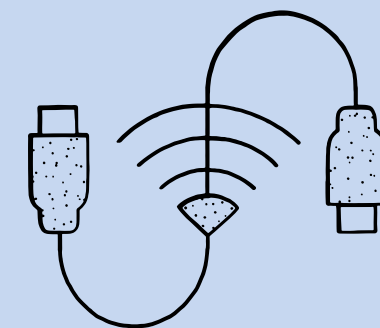
Move in, plug in and go!



Inclusive rent with no upfront capital expenditure



Scale up within the Estate as your business grows



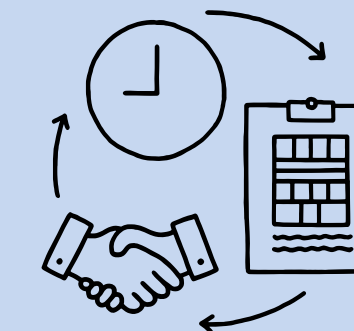
Fully cabled with fast internet



Quick delivery & hassle free



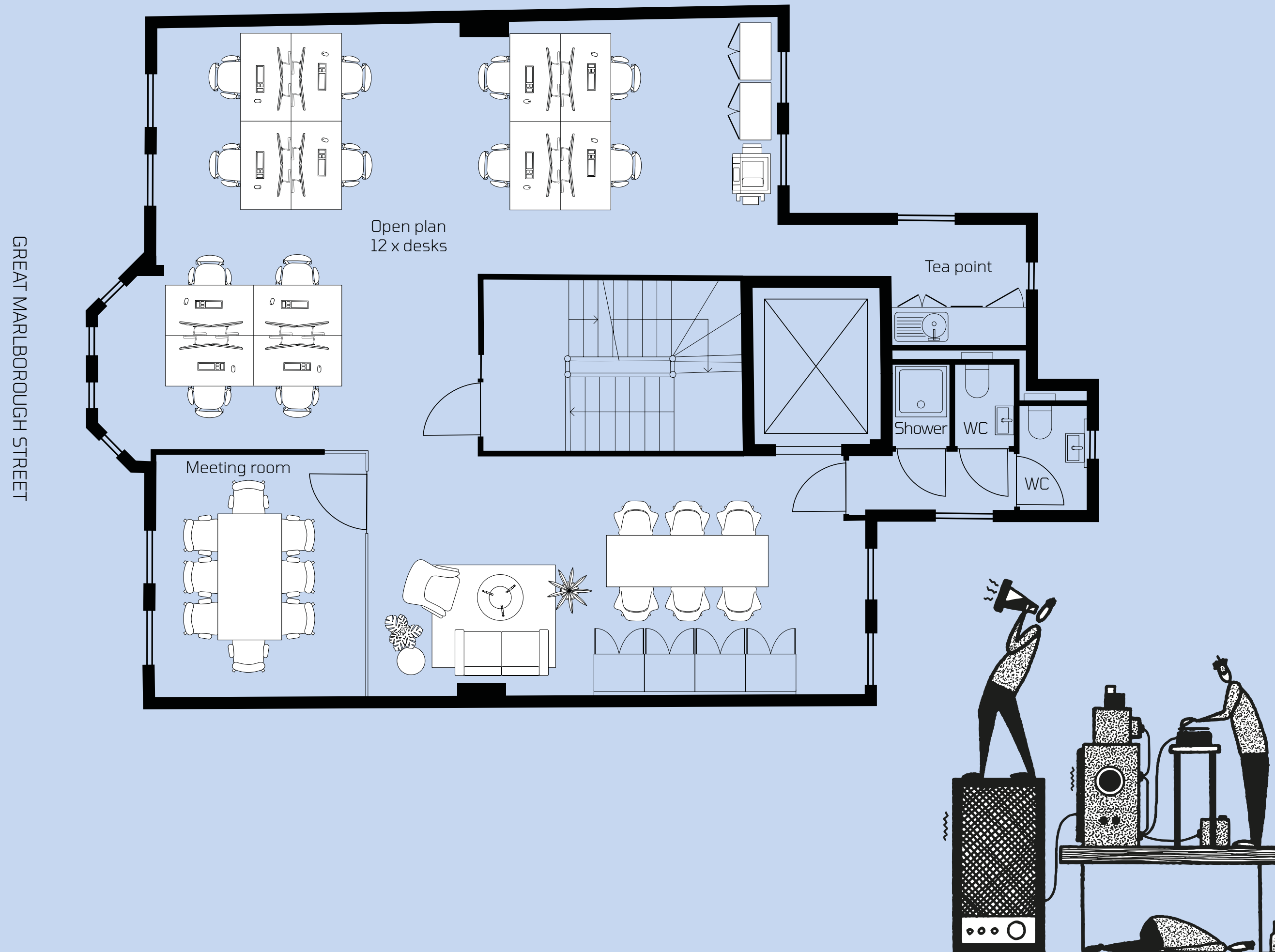
Private space with your own front door



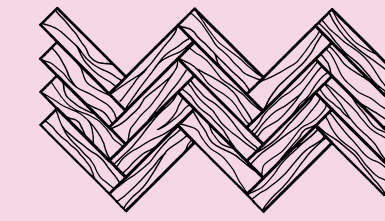
Short form & flexible leases

READY-TO-GO

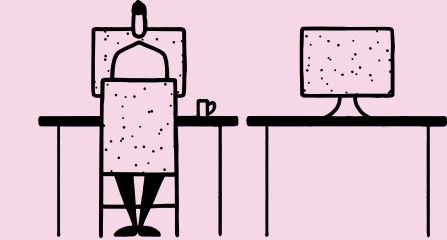
SECOND FLOOR - 1,102 SQ. FT | ASSEMBLE FIT OUT LAYOUT



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



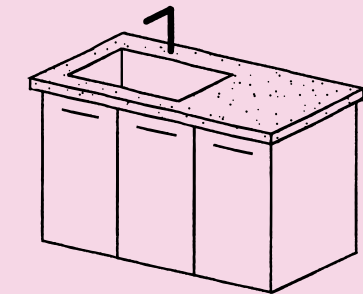
High quality fit out designed by Thirdway



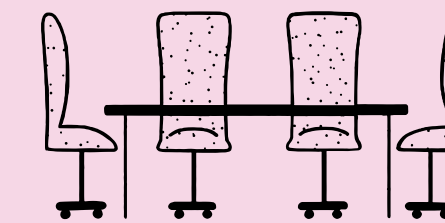
12 desks



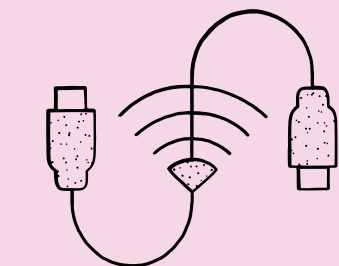
Client arrival space



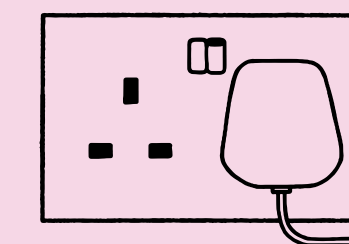
Kitchen



Meeting room



Internet ready



Fully cabled



Breakout space



Lounge area Assemble fit out

TERMS

New lease direct from the Landlord

RENT

£85,405 pa (£77.50 psf)

RATES*

£29,184 pa (£26.48 psf)

SERVICE CHARGE*

£16,311 pa (£14.80 psf)

TOTAL OUTGOINGS

£130,900 pa (£118.78 psf)

*Estimates

EPC PERFORMANCE

Rating C

FIBRE PROVISION

BT



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.

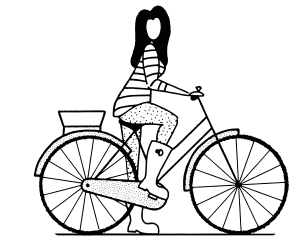
As fun as the area and equally attractive, the team is in love with Carnaby and can't wait to share that love. **LOOK US UP.**



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