

32-34 Great Marlborough, London **W1F 7JD**

TO LET

1,372 SQ FT
(127 SQ M)

Fully Fitted & Furnished Office Space To Let on
Carnaby Street

**Lambert
Smith
Hampton**

Description

32-34 Gt Marlborough Street is a characterful office building situated in the heart of SOHO. The third floor is currently undergoing a comprehensive refurbishment to offer fully fitted and furnished space for 18 workstations plus 3 meeting rooms, reception and kitchenette.

Specification

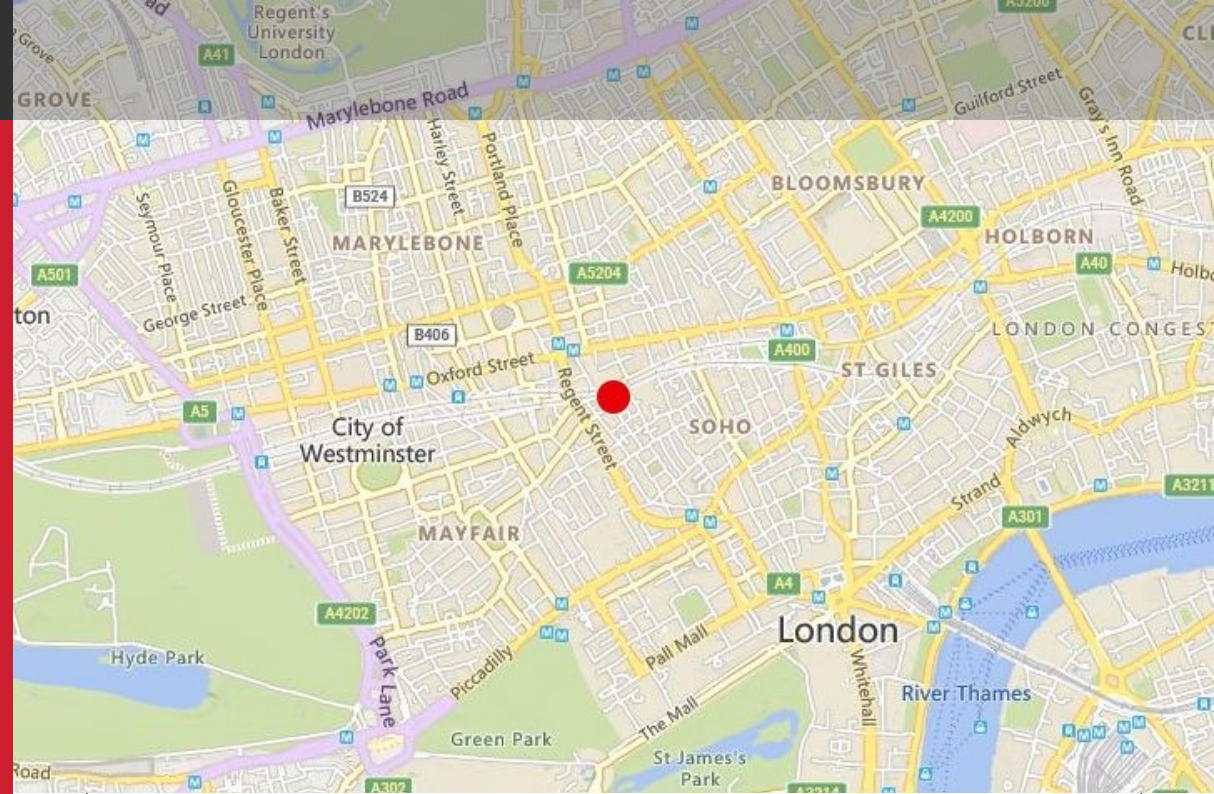
- Fully Fitted & Furnished Air Conditioned Office Space
- 18 x open plan workstations
- 3 meeting rooms (including 1 x 10 pp boardroom)
- 1 x new kitchenette
- 1 x passenger lift
- Pre-installed fibre connection (subject to charge)



Location

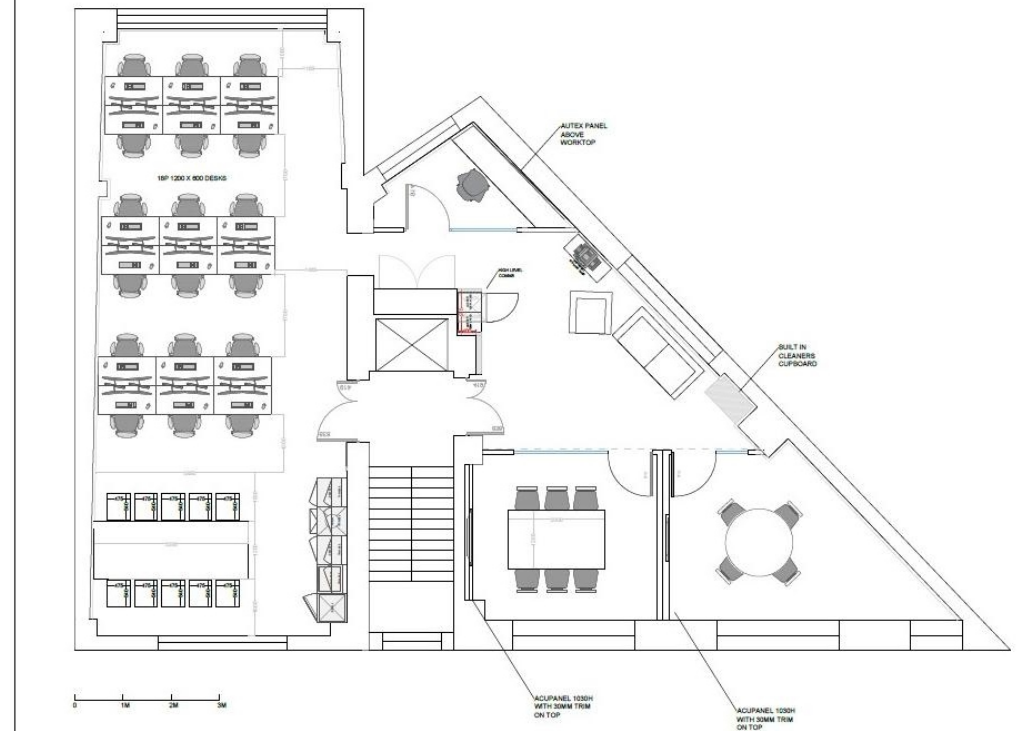
32-34 Great Marlborough Street is located on the southern side of Great Marlborough Street, in the heart of Soho and at the start of Carnaby Street. The area benefits from an array of bars, restaurants and retail facilities.

The property also benefits from excellent transport communication links with Oxford Circus and Tottenham Court Road within a short walking distance.



Accommodation

	Sq Ft	Sq M
3rd Floor	1,372	127
TOTAL	1,372	127



Additional Information

EPC

EPC B

TERMS

New lease direct from the Landlord on flexible lease terms, subject to a minimum term of 24 months.

RENT

£79.50 Per Sq Ft

BUSINESS RATES

£28.69 Per Sq Ft

For further information please visit the Valuation Office Agency website www.voa.gov.uk.

SERVICE CHARGE

£11.87 Per Sq Ft

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWINGS

Strictly by prior appointment through the agents.

Contact

For more information please contact:

CRAIG HINVEST

M 07938 378 982

E chinvest@lsh.co.uk

EDIE COHEN

M 07702 624 101

E ECohen@lsh.co.uk

lsh.co.uk

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS. Date published: 11-Nov-2025

**Lambert
Smith
Hampton**