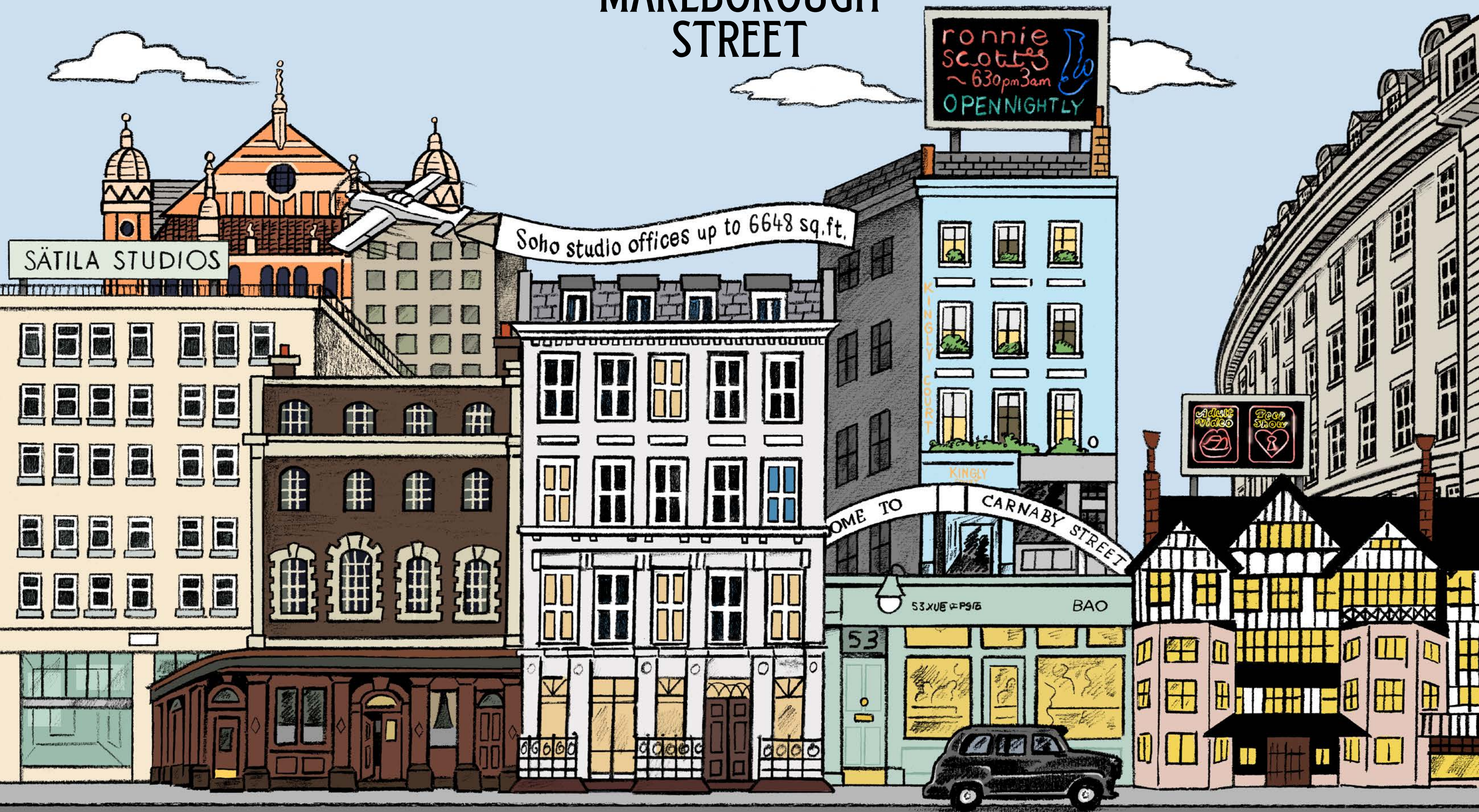


A CLASSIC BUILDING REVIVED

47 GREAT MARLBOROUGH STREET

AN INSPIRING SOHO VIBE



47 GREAT MARLBOROUGH STREET

A CLASSIC, MADE MODERN

47 Great Marlborough Street is a lovingly restored Georgian residence in the heart of Soho, W1. Dating back to 1710, the address is perhaps best known as the former location of the historic London College of Music.

Now, this wonderful piece of London heritage has been carefully refurbished to provide best-in-class, modern office accommodation that spans the original 18th century house and its later 20th century extension. Combining an exceptional mix of period features with Soho warehouse style and contemporary design, the building is a unique and characterful place to work.


Stepping outside, the neighbourhood is steeped in history, variety and personality. From world-class shopping including the Liberty department store and Regent Street, to a thriving food and bar scene, Soho really does have it all.

For friends of 47 Great Marlborough Street, everything is right on your doorstep.



47 GREAT MARLBOROUGH STREET

THE BUILDING



Peeling back the layers at Great Marlborough Street has revealed the remarkable beauty of a private Georgian property. In a refurbishment inspired by the best of traditional and contemporary craftsmanship, period sash windows as well as fireplaces that have been restored and paired with reinstated cornicing and timber panelling to ensure the comfort and relaxation of feeling at home.

Things are no less arresting in the mid-century addition, where a rich industrial aesthetic has been uncovered, revived and then opened up to the outside world. To blur the lines between inside and out, the entire western elevation is glazed in full-length factory-style crittall windows that optimise natural light, while 4-metre wide sections of bi-folding glass lead out to spacious terraces.





47 GREAT MARLBOROUGH STREET

KEY FEATURES

Restored lime wash Regency façade

Vintage finishes with a flair of historic British architecture

Victorian style wood and padded velvet express lift

Efficient and green air-conditioning system

New Crittal windows and bifold doors create a unique office open to the outside

Demised outside terraces on the 2nd & 3rd floor

Reclaimed wooden flooring finishes throughout

Extensive planting on the facade and roof to enhance the ambience

Natural stone WCs in contemporary design

First floor benefiting from double height atrium with glass skylight

Ability to create a first and second floor duplex,

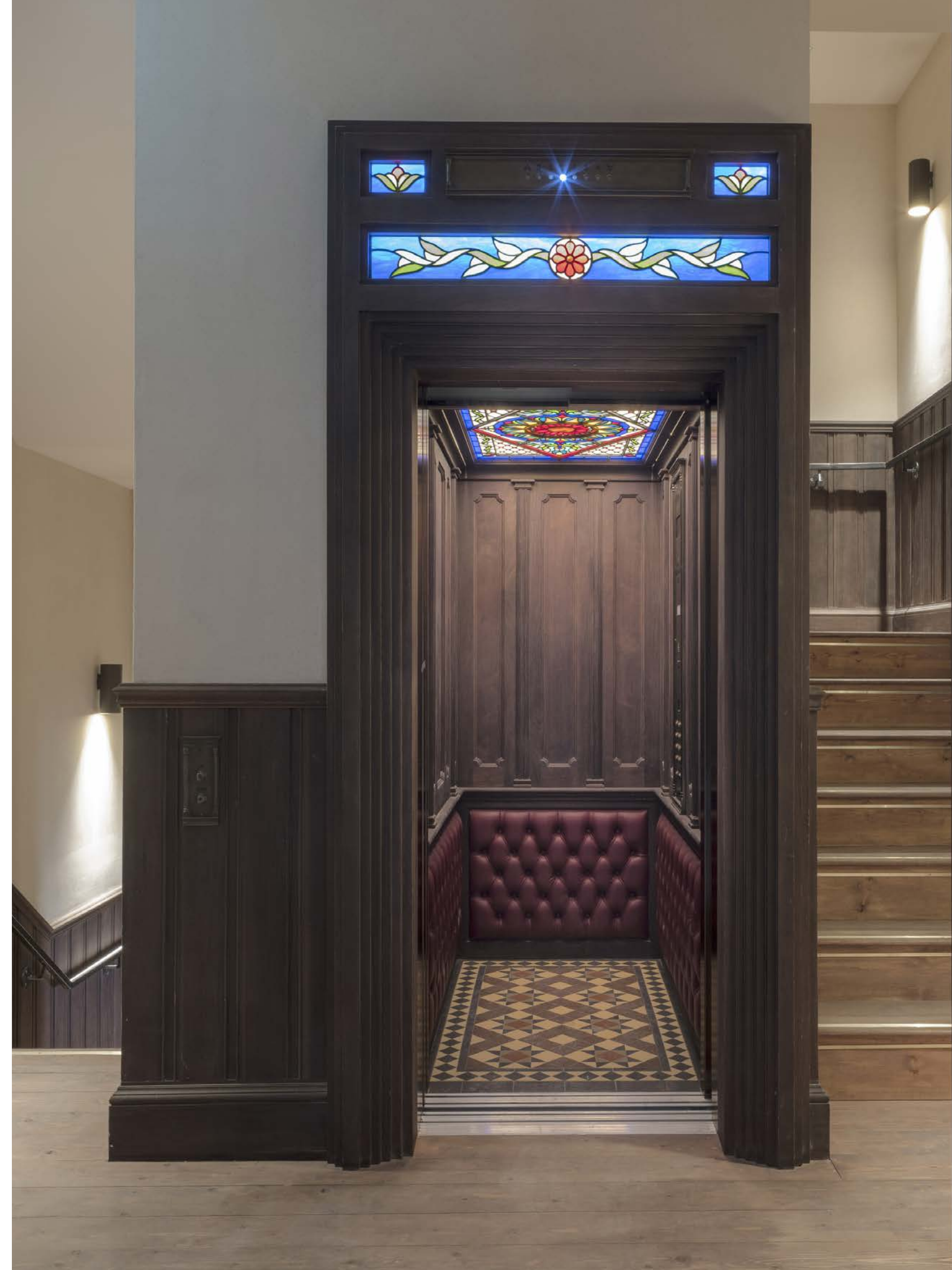
forming a 5,000 sq ft suite with terrace

Exposed original features

Unique suspended industrial style light fittings

Shower facilities

Cycle storage





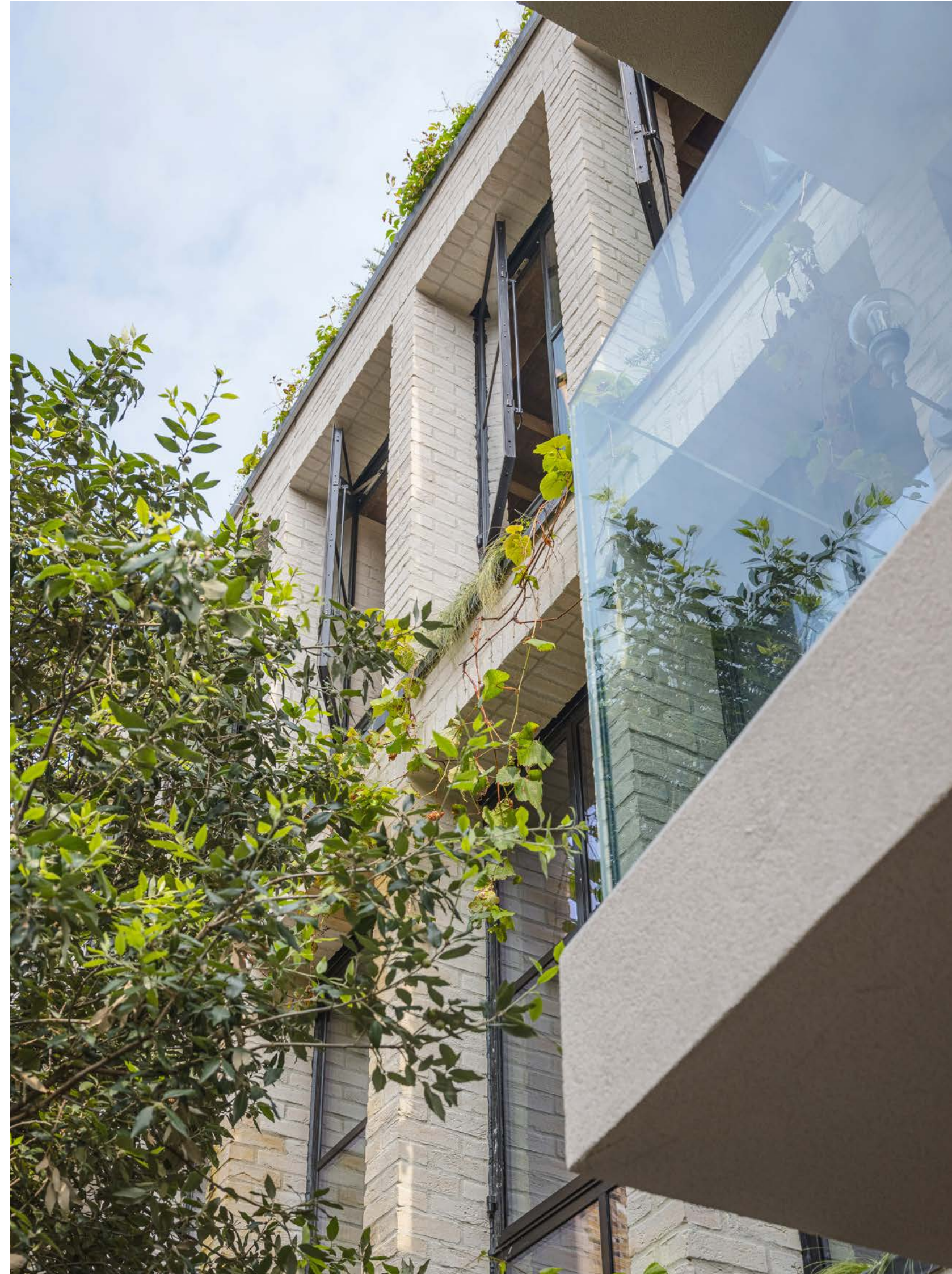
47 GREAT MARLBOROUGH STREET

THE HANGING GARDENS OF SOHO

Nestled among the surrounding buildings, the dense urban setting of 47 Great Marlborough Street is both energising and inspiring. Our vision was to merge the excitement of the metropolis with the beauty of the forest: an urban jungle, if you will, where nature is allowed to flourish.

In playful contrast to the fabric of the building, planters filled with greenery are draped along the western façade for leaves to dangle and spill down into the light-well. A softening counterpoint to the bricks, mortar, metal & glass, this sense of lush hanging gardens plays to our built-in affinity with the natural world, enhancing enjoyment, productivity and wellbeing in the workplace.

The planting of a full-size tree at first floor level and accompanying scented spices elevates the simple act of opening a window to a joyful welcoming of nature inside.







47 GREAT MARLBOROUGH STREET

CREATE YOUR OWN DREAM SPACE

We have the pleasure of offering customizable options to add on should a more complete space be required. We can offer everything from providing the space pure CAT-A even removing rooms, installations from the current fitout to a fully fitted out CAT-A+ with furniture, bespoke wiring, additional lighting callpods etc.

The following pages contains a few renders of a possible option that we can deliver that we feel would suit the space well in line with the quality and feel of the space - but our team would be delighted to work with you to find the perfectly adapted option.







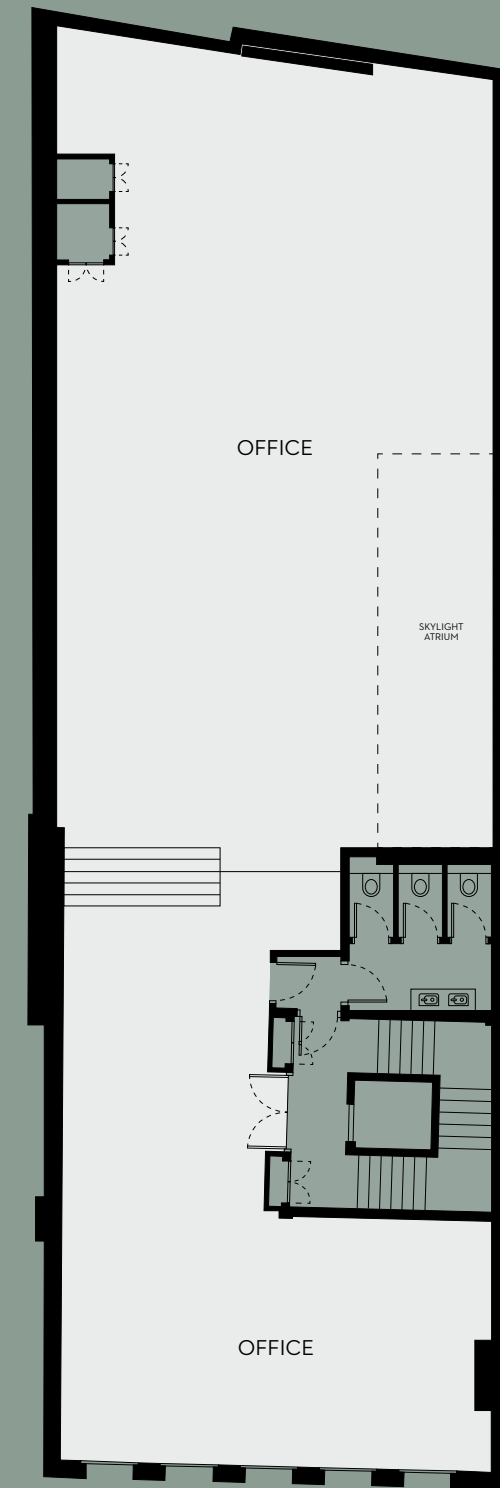


SCHEDULE OF AREAS

OFFICE

Floor	M ² (NIA) Approx	Ft ² (NIA) Approx
3rd Floor	181	1,957
2nd Floor	193	2,084
1st Floor	241	2,607
Total	615	6,648

FIRST FLOOR



GREAT MARLBOROUGH STREET

1st Floor 2,607 sq ft 241 sq m

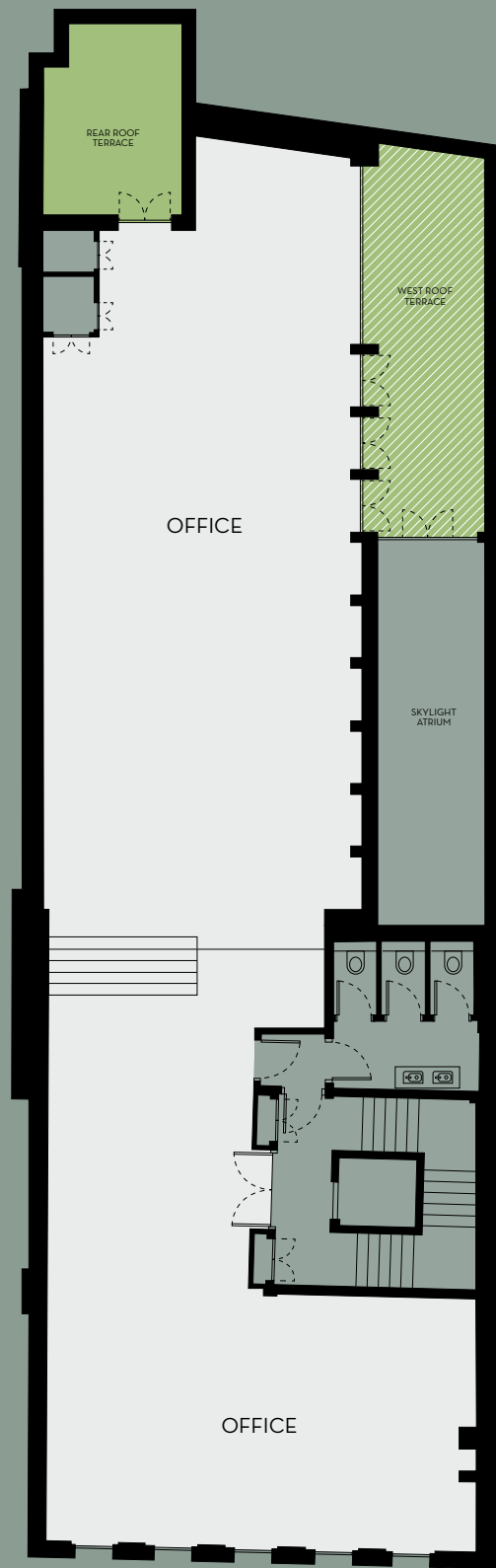
○ Common areas ● Office Area

Floor plan not to scale, for illustrative purposes only. May be subject to change.



SOHO, W1

SECOND FLOOR



GREAT MARLBOROUGH STREET

2nd Floor 2,084 sq ft 193 sq m

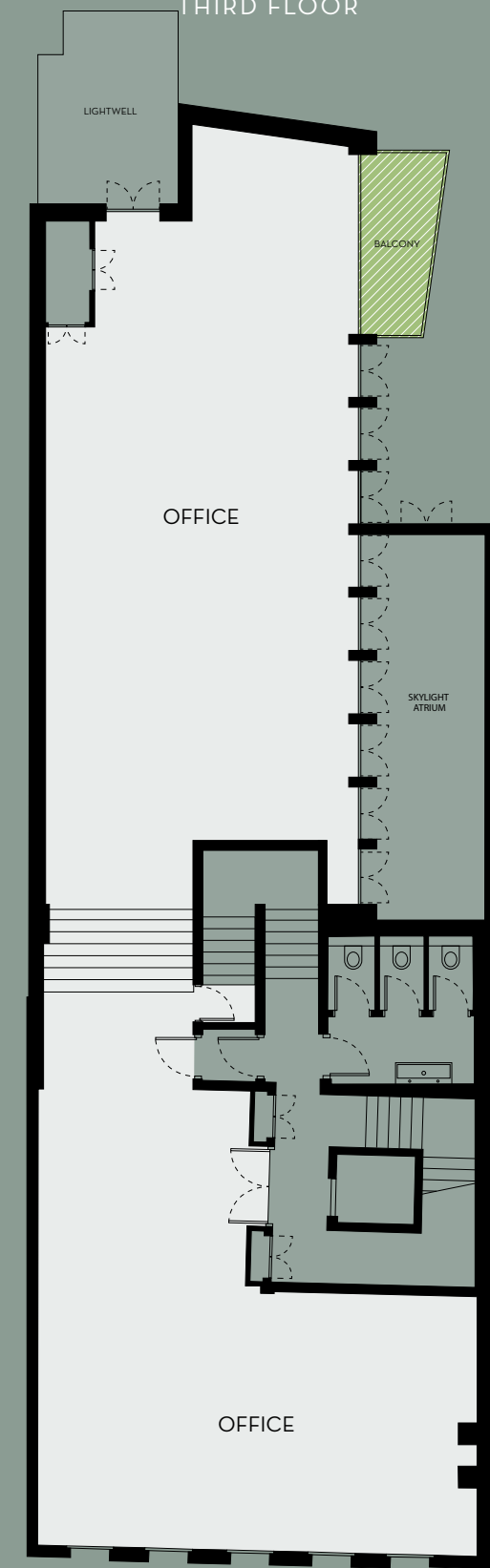
- Common areas
- Office Area
- ▨ Terrace

Floor plan not to scale, for illustrative purposes only. May be subject to change.



SOHO, W1

THIRD FLOOR



GREAT MARLBOROUGH STREET

3rd Floor 1,957 sq ft 181 sq m

- Common areas
- Office Area
- ▨ Terrace

Floor plan not to scale, for illustrative purposes only. May be subject to change.



SOHO, W1

47 GREAT MARLBOROUGH STREET

SUCRE FIRE DINING, OUR ESTEEMED NEIGHBOUR

We are proud to have Sucre, that employs the concept of "open fire dining", as our neighbour, occupying the Ground and Lower Ground floors of 47 Great Marlborough Street. Sucre embodies the Latin American spirit, where every meal is an opportunity to savour life's pleasures. The concept was born in Buenos Aires and has since been expanded under the guidance of the Argentinean chef to locations in London and Dubai.

Experience the captivating art of fire dining as Sucre's open kitchen showcases a mesmerizing display of flame and culinary mastery. Indulge in a mix of South American dishes from cold ceviches, hot chorizos, fire grilled chicken or a T-bone steak cooked over fire for many - each infused with a unique taste of the South American cuisine in an elevated and expressive dining room.





47 GREAT MARLBOROUGH STREET

THE ENERGETIC STREETS OF SOHO

As London's most celebratory neighbourhood, Soho has always been about what's current: from the swinging 60s and seedy 70s, through Cool Britannia, the technology boom and contemporary start-up culture, Soho has embraced them all.

The original home of London's media, design and bohemian set, Soho has a vitality that is hard to resist. Innovation and inspiration hang in the air with everyone seemingly up to something fun, or off to somewhere cool.

With creative types scurrying from studio to pitch; pre-theatre diners getting ready for the show; actors and musicians winding down post-performance and fashionistas out to be seen on the scene, there is no place in London quite like Soho. And when it comes to mixing business with pleasure, nowhere does it so well.

SOHO, W1

HOTELS & MEMBERS CLUBS

- Soho House Dean Street
- Soho House Greek Street
- Soho Hotel
- Broadwick Soho
- The Groucho Club
- Ham Yard Hotel
- Sanderson Hotel
- Edition Hotel
- Mandrake Hotel
- W Hotel
- Maison Estelle

RESTAURANTS

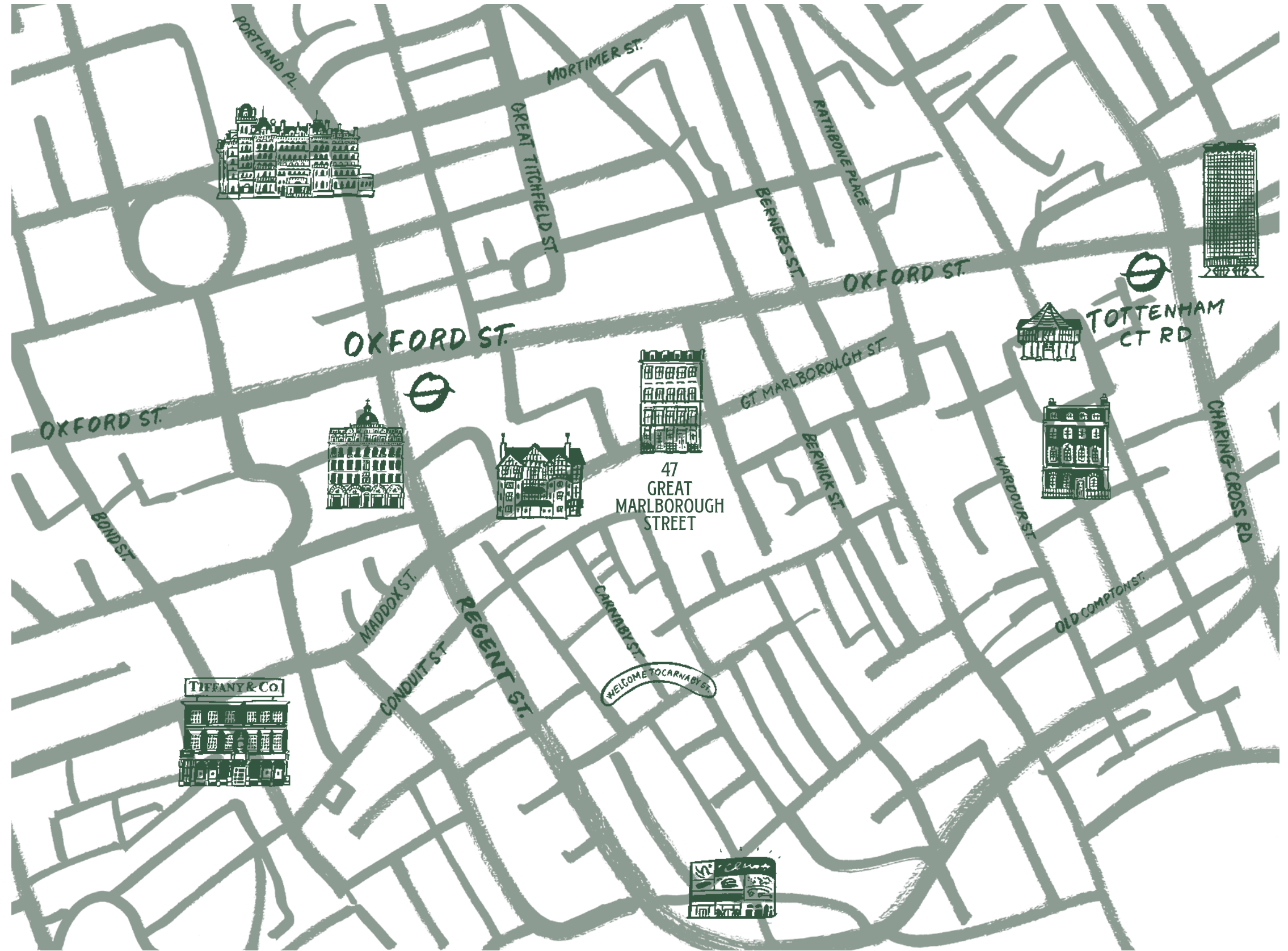
- Sucre
- The Devonshire
- Ambassadors Club
- Mountain
- Dear Jackie
- Roka
- Duck and Rice
- Yauatcha
- Nopi
- Bob Bob Ricard
- Bao
- Cecconis
- Lina Stores
- Hoppers
- Blacklock
- Dean Street Townhouse
- Quo Vadis
- Andrew Edmunds
- Temper
- Kricket
- Kiln
- Shackfuyu
- Senor Ceviche
- Tapas Brindisa
- Copita
- Barafina
- Boca Di Lupo
- Sabor

BARs

- Ronnie Scotts
- Basement Sate
- Blind Pig
- Experimental Cocktail Club
- Soho Grind
- American Bar
- at Brasserie Zedel
- Archer Street

WELLBEING

- Heartcore
- Soul Cycle
- Third Space
- Psyche
- Fitness first
- Frame
- Akasha Spa
- at Café Royal



A PLACE LIKE NO OTHER

It really is no wonder that so many companies make Soho their home. With a location in the beating heart of London and a sense of community among residents and businesses alike, Soho is a place for everyone.

Among many endearing qualities, the beguiling collection of tiny cafes, international restaurants and cosy bars is perhaps what charms the most. Whether frequenting a favourite or trying somewhere new, there's always the sense of stumbling upon a secret. Classic haunts like the John Snow pub, Cafe Boheme, Quo Vadis and Ronnie Scott's are longstanding names in the London vocabulary, while more recent additions like Kiln, Kettner's Townhouse, Bao and Soho House keep the scene as fresh as it is familiar.



AT THE CENTRE OF EVERYTHING

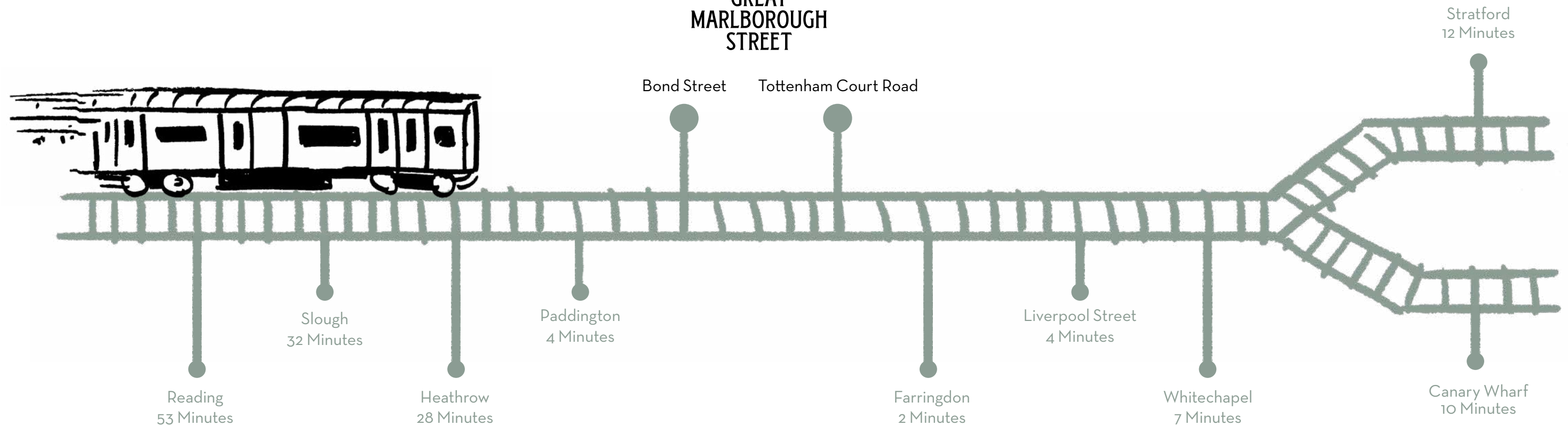
Served by three Underground stations (Oxford Circus, Bond Street and Tottenham Court Road), 47 Great Marlborough Street is also within walking distance of almost anywhere in the West End.

The Elizabeth Line stops at both Bond Street and Tottenham Court Road with trains running fast and frequent to Heathrow Airport, Canary Wharf and the City Fringe. On average 26 trains run per hour.

WALKING TIMES

- Tottenham Court (Davies Street) 3 Minutes
- Oxford Circus 4 Minutes
- Bond Street 5 Minutes

47 GREAT MARLBOROUGH STREET



TECHNICAL SPECIFICATION

Occupation density

- 1 person per 8 sq. m

Lift provision

- 1x 6-person fast 1.4m/s lift

Fire loading

- 6 sqm/person for offices

Floor installations

- Pre-wired floor boxes with 4xdata and 4xpower
1 every 3 metres (please refer to technical plans)

Structure

- Basement - Concrete slab with reinforced concrete floor
- Ground floor to fourth - Steel frame and masonry outer walls with timber joists.
- Floor Loadings
 - 1st - 3rd floor - 3 kN/m² + 1 kN/m² for partitions
 - Roof - 2.5 kN/m²
 - Terrace area - 1.5 kN/m²

Internal office finishes

- Exposed vintage and white brick walls
- Reclaimed white herringbone wood board floors
- Exposed joists or ceilings.
- Doors - Solid core timber doors
- Skirting (only front): Wood skirting painted white

Reception

- Dark stained half height solid walnut panelling
- Japanese clay plaster walls
- Reclaimed floor boards
- Exposed vintage joists in ceiling

Toilets and showers

- 3 no. superloos to floors one, two and three
- 1x accessible WC and 2x showers at basement level
- Toilet: Wall hung white porcelain toilets
- Walls: Natural grey marble
- Floors: White marble tiles
- Ceilings: Emulsion-painted plasterboard with recessed lighting
- Hand Basins: Corian wall hung vanity tops
- Mirrors: Wall mounted mirror over each vanity
- Ironmongery: Copper finish

Lift finishes

- Dark wood panelled lift with leather padding
- Stained glass decorative ceiling.

Light Fittings

- 1st - recessed downlights and bowl shaped pendants
- 2nd - exposed LED tubes in metal/glass casing
- 3rd - recessed downlights, green enamel factory style pendant lights and natural metal spotlight tracks.

Cycling facilities

- 12x cycle parking spaces at basement level

Windows

- Double Glazed Units refinished internally and externally

External Temperatures

Summer:

- 30°C dry bulb
- 21.9°C wet bulb

Winter:

- 4°C saturated

Internal Temperatures

Office:

- Winter 20°C +/-2°C
- Summer 23°C +/-2°C

Reception:

- Winter 20°C +/-2°C

Toilets:

- Winter 19°C min

Heat Gain Allowance

Lighting:

- 8 W/m² office areas

Small Power:

- 25 W/m² for office area terminal unit sizing

Occupants:

- 1 person / 8m²
- Sensible - 70 W per person
- Latent - 45 W per person

Ventilation Rates

Office (1st floor back):

- 12 litres/s/person + 10% fresh air supply

WCs:

- 10 air changes per hour extract

EPC

- The building has an EPC rating of B

Fire alarm

- Full fire alarm system to L2 standard

Cooling and Heating

Office Area:

- VRF type heat recovery air conditioning system consisting of ceiling void mounted ducted units located to BCO zoning recommendations



47 GREAT MARLBOROUGH STREET

A NOTE FROM SÄTILA STUDIOS

Welcome to 47 Great Marlborough street; a project I've spent the last five years designing and making a reality and have been living in since. I wanted to create a space different from other office buildings, and it starts in the lobby with a combination of the building's heritage and a touch of Japanese design inspiration to welcome you to your office home. My wish is for a soulful start to the working day, rather than glaring spotlights.

Delving into local history, we discovered that Great Marlborough Street was originally built as the "St James' of Soho" - a broad avenue of grand houses for London's gentry. With the later switch to the arts came various instrument shops and performance spaces, including number 47's 100 years as the London College of Music.

In the original building at the front, I wanted to celebrate the architectural qualities by restoring the staircase, cornices, fireplaces and skirtings that were damaged or lost over time.

Stripping back the mid-century rear extension has revealed a rugged brick shell, much like a Victorian warehouse, that bridges the age gap between the two buildings and ties them both together. Inside, we have created workspaces in what I call a modernistic warehouse design with an industrial canvas, bountiful natural daylight and sprawling open floorplates, covered outside in trailing plants from a lush green roof and walls. My intention was to create an oasis in the centre of London enjoyed by both building residents and the animal and local plantlife.

If you've found as much inspiration in these pages as I have in my project, I hope to welcome you soon at 47 Great Marlborough Street: not just a place for your work, but a place for your business to call home.

Oliver Grebelius

SOHO, W1

47 GREAT MARLBOROUGH STREET

AGENTS

Compton

+44 (0)207 101 2020
47 St John's Square, EC1V 4JJ
www.compton.london

Sarah Hill

+44 (0)7936 338 774
sh@compton.london

Jake Kinsler

+44 (0)7928 049 777
jk@compton.london

Michael Raibin

+44 (0)7880 795 679
mr@compton.london

Crossland Otter Hunt

+44 (0)20 7408 1114
3-5 Barrett Street, W1U 1AY
www.coh.eu

Nick Sinclair

+44 (0)7970 511 730
nick@coh.eu

Jessica Flather

+44 (0)7787 296 201
jessica@coh.eu

Charlotte Steele

+44 (0)7503 625 481
charlotte@coh.eu

Disclaimer: Crossland Otter Hunt and Compton for themselves and for the Vendors of the property, whose Agents they are, give notice that these particulars do not constitute, nor constitute any part, of an offer or a contract. The maker of these statements has taken all reasonable steps and exercised all due diligence in the preparation of these statements. None of the statements contained in these particulars as to this property is to be relied upon as statements or representations of fact. All measurements are approximate and any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any services or installations, mechanical, electrical or otherwise, described within these particulars have not been tested and purchasers should rely on their own inspection and verification. The vendors do not make or give and neither Crossland Otter Hunt/Compton or any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. (February 2025).

Design: Everything In Between (www.e-i-b.com)





47
GREAT
MARLBOROUGH
STREET

SĂTILA STUDIOS