47 GREAT MARLBOROUGH STREET

A CLASSIC BUILDING REVIVED

AN INSPIRING SOHO VIBE



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.



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.



KEY FEATURES

Fully fitted and ready to occupy with 24 workstations

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

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

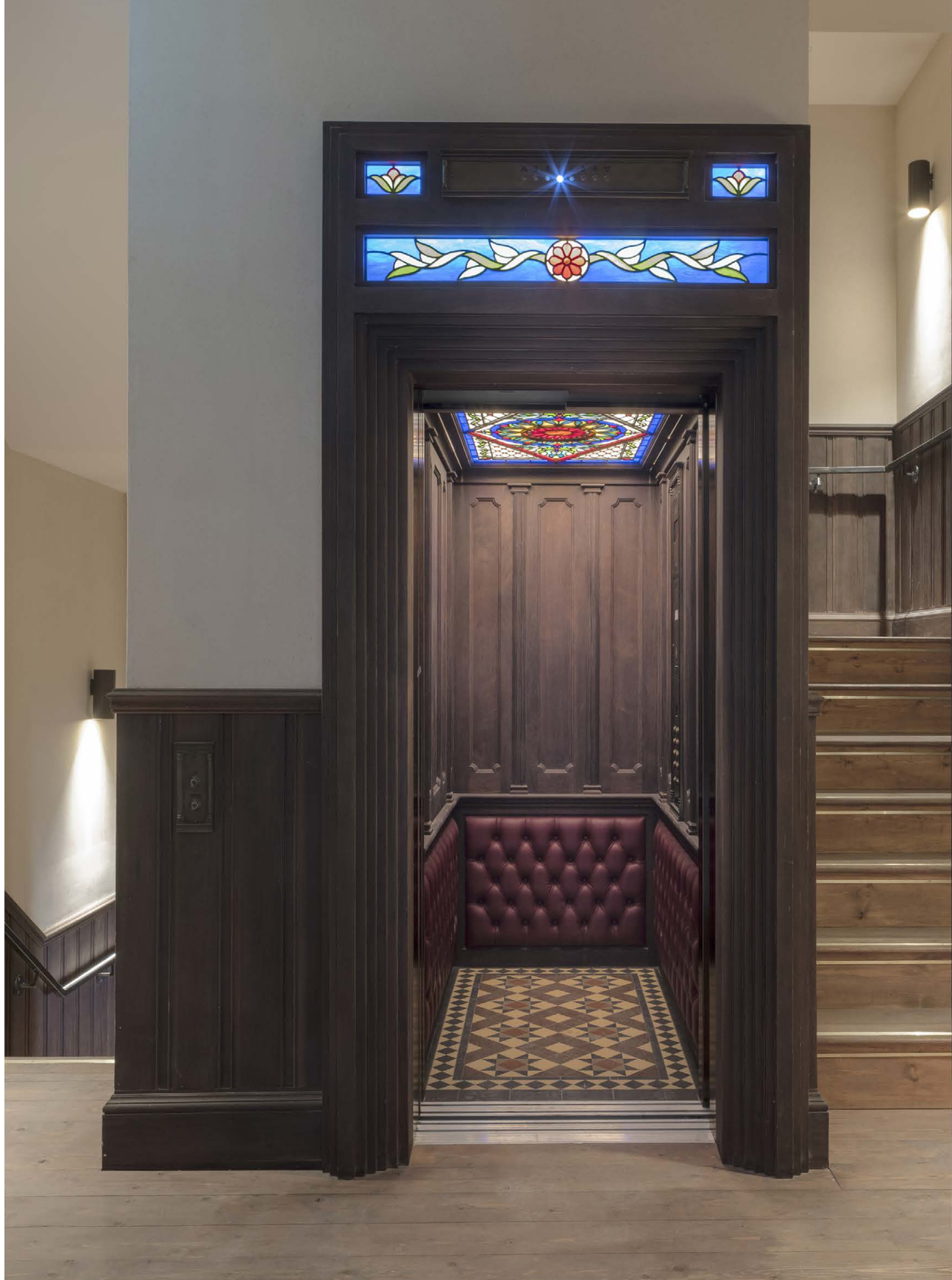
Exposed original features

Unique suspended industrial style light fittings

Shower facilities

Cycle storage

Fully managed option available



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.

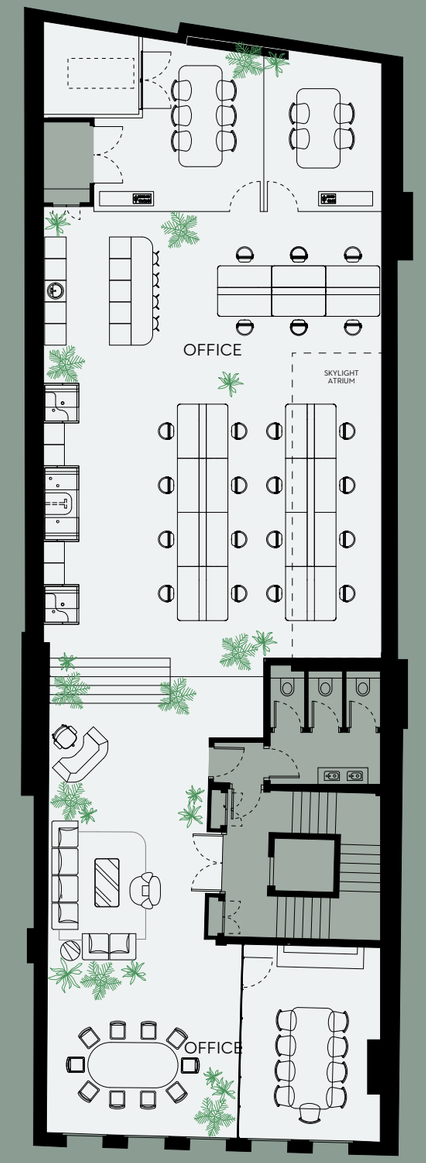
The planting of a full-size tree at first floor level and accompanying scenting spices elevates the simple act of opening a window to a joyful welcoming of nature inside.



FULLY FITTED OFFICE READY TO OCCUPY

Our offering is fully-fitted and furnished and located on the first floor, boasting impressive ceiling heights and ready to occupy. A space plan of the proposed layout is found to the right on this page and includes: Reception / welcome area, 34 workstations (24 desks + 10 hot desk spots), one 4 person meeting room, one 6 person meeting room, one 9 person meeting room, a kitchenette with a kitchen island as breakout space and lastly 3 phone pods. The landlord is open to further suggestions from a tenant subject to separate discussion.

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.

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SOHO, W1

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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.





LOCAL AREA



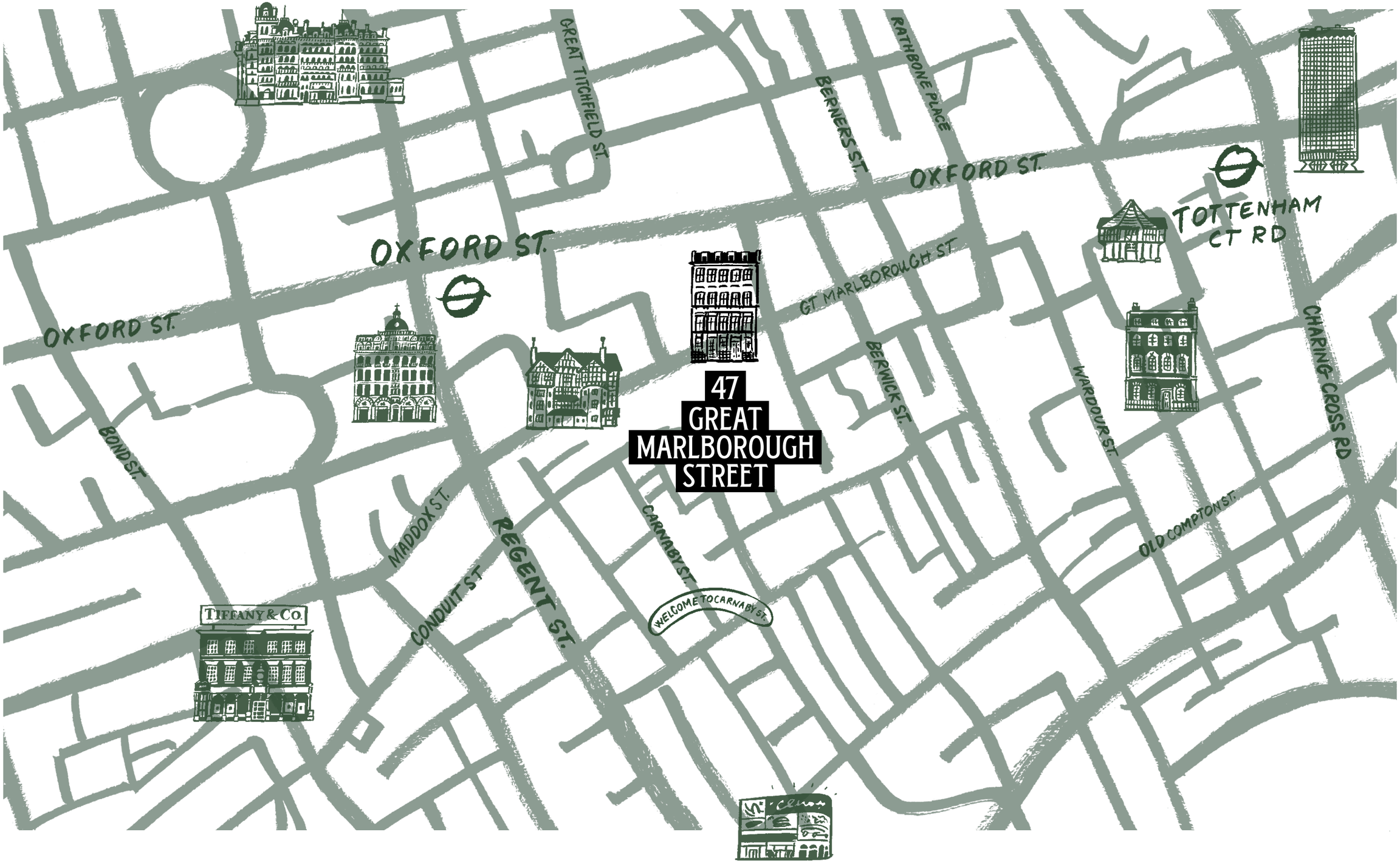
THE ENERGETIC STREETS OF SOHO

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


GREAT TITCHFIELD ST.
RATHBONE PLACE
BERNERS ST.
OXFORD ST.
OXFORD ST.
OXFORD ST.
TOTTENHAM CT RD
GT MARLBOROUGH ST
BERWICK ST.
WARDOUR ST.
CHARING CROSS RD
47 GREAT MARLBOROUGH STREET
BOND ST.
MADDOX ST.
CONDUIT ST
REGENT ST.
CARNABY ST.
WELCOME TO CARNABY ST.
OLD COMPTON ST.
TIFFANY & Co.

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.













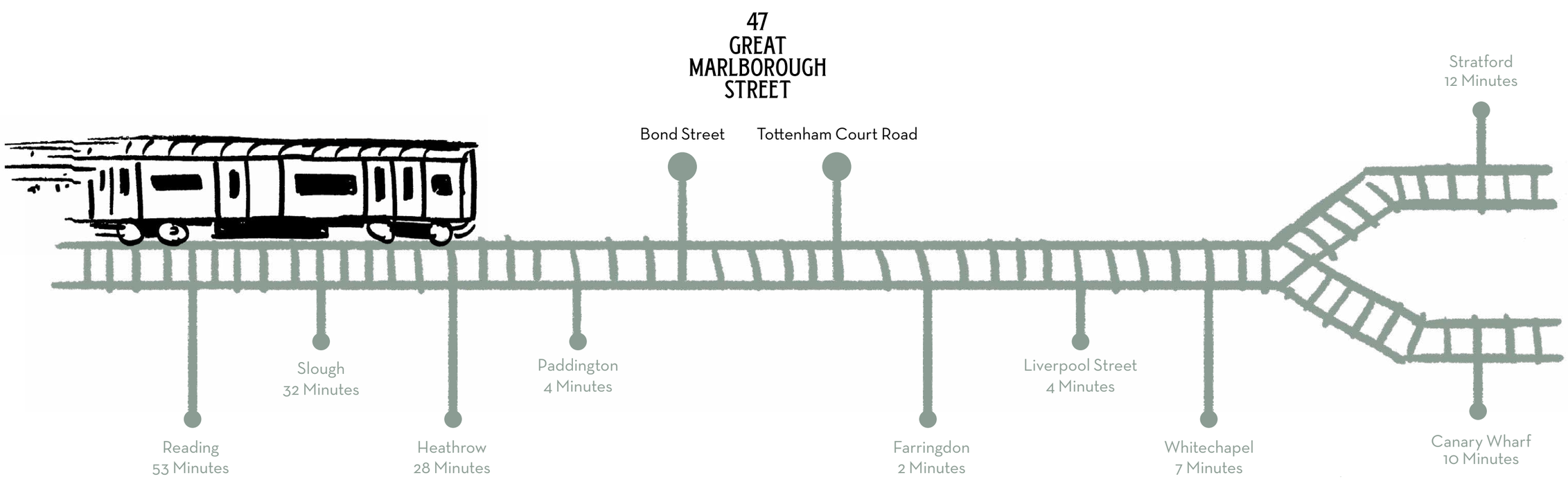


AT THE CENTRE OF EVERYTHING

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 (Hanover Square) 3 Minutes
Oxford Circus 4 Minutes
Bond Street 5 Minutes



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
· Steel frame and masonry outer walls with timber joists.
· Floor Loadings
- 3 kN/m2 + 1 kN/m2 for partitions
- Roof - 2.5 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
· 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

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

THE TEAM

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

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



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SÄTILA STUDIOS