

Grafton House,
2-3 Golden Square, Soho, London, W1F 9HR

OFFICE TO LET | 2,906 sq ft



Location

Soho, a world renowned vibrant location, is the spiritual home of all that is best in the creative industries. Golden Square lies at its heart with unquestionable amenities in terms of dining, shopping and transport links. Number 2-3 is situated on the Eastern corner of the square and immediate neighbours include Absolute Radio, Sony, M&C Saatchi and The Foundry, as well as a whole host of other specialist companies. Oxford Circus and Piccadilly Circus tube stations are within close proximity.

Floor Areas

Floor	sq ft	sq m
1st	2,906	270

TOTAL (approx.)

*Measurement in terms of NIA

Description

The 1st floor provides fitted out space with stunning views over Golden Square

Paul Dart

📞 020 7025 1392

Rebecca Saxon

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Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

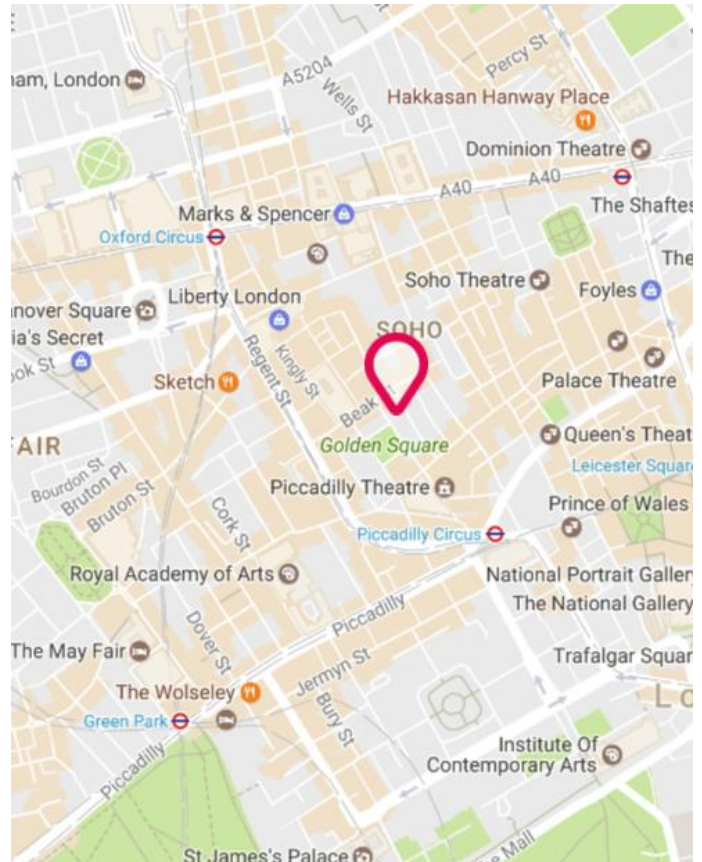
Subject to Contract April 2017

📞 020 7025 1390 🏠 10 Golden Square London W1F 9JA 🏠 41 Lothbury London EC2R 7HG

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Terms

Tenure:	Leasehold
Lease:	Assignment of the existing lease until September 2023 subject to a tenant option to break September 2019 and rent review September 2018.
Passing Rent:	£75.00 psf pax
Rates:	Estimated at £39.32 psf pa 2017/18
Service Charge:	Approximately £11.00 psf pax

Amenities

- Fantastic views over Golden Square
- Commissionaire
- Two passenger lifts
- Air conditioned
- Raised floors
- Fitted meeting rooms
- Demised WCs

Paul Dart

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