

**15 Golden Square,**  
Soho, London, W1F 9JG



**GRADE A OFFICE TO LET | 3,636 sq ft**



### Location

15 Golden Square is a prominent & attractive building in Soho's most prestigious square. It commands the best aspect on the southern facade. Home to some of the worlds best-known occupiers, including Sony Pictures Entertainment, Saatchi & Saatchi, Clear Channel and Paramount. As well as moments from legendary restaurants & bars such as BobBob Ricard, Hix, Mash & The Sun & 13 Cantons, The Nordic Bakery and the Wholefoods Store.

Golden Square offers the best of Soho and Mayfair. Piccadilly, Green Park and Oxford Circus Stations are a short stroll away. The location offers everything required by a modern business seeking to be in a prestigious, contemporary location.

### Description

This newly refurbished Category A office has been comprehensively refurbished as a "blank canvas" ready to be fitted to any configuration by the occupier. The specification of the space is top class, featuring all modern occupiers requirements from LED lighting to fully accessible raised floors and showers. The office has excellent modern AC and natural light. It is available immediately with a simple fibre solution available.

### Floor Areas

Floor	sq ft	sq m
Part 4th Floor	3,636	337.7
<b>TOTAL (approx.)</b>	<b>3,636</b>	<b>337.7</b>

\*Measurement in terms of NIA



**Jason Hanley, Partner**

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Joint Agents: Paul Collins, Collins Commercial 020 3872 4545

**Rebecca Saxon, Agency Surveyor**

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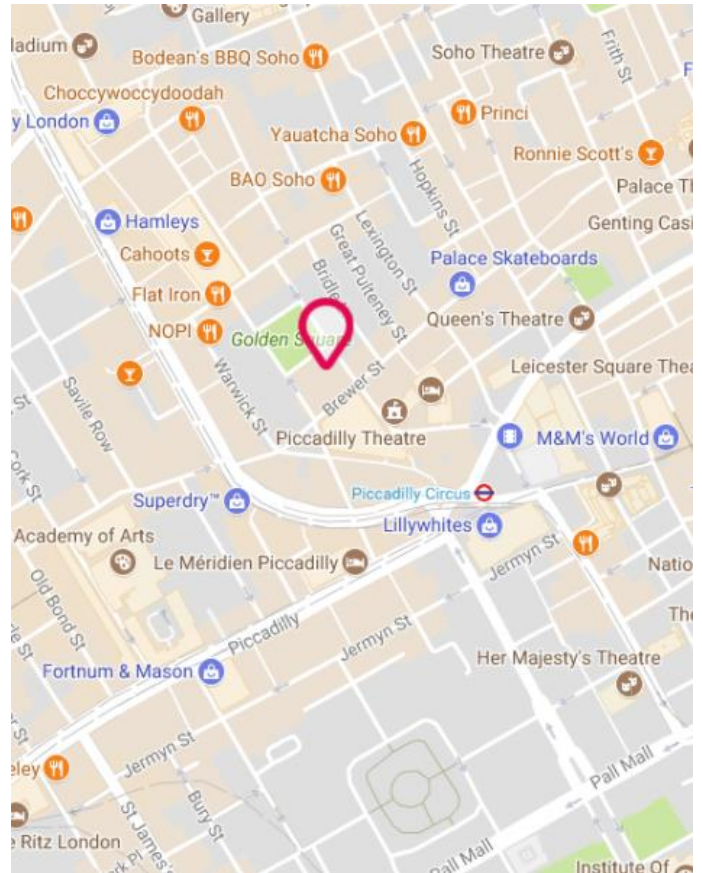
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. 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 February 2018**

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### Terms

Tenure:	To rent - Leasehold
Lease:	A new Sublease is available until June 2022, outside the L&T Act 1954.
Rent:	Quoting £82.50 per sq ft per annum exclusive.
Rates:	Estimated at £39.35 psf pa 2017/2018
Service Charge:	£9.70 per sq ft per annum

### Amenities

- The building has a commanding position on Golden Square
- New suspended ceiling and integral LED lighting
- Metal tiled fully accessible raised floor
- Four pipe fan coil air conditioning
- Three feature passenger lifts (2 glass wall climbers)
- Commissionaire(s) and impressive reception
- 24- hour access and security
- Bike storage, lockers and showers
- Commanding views over Brewer Street overlooking AirW1

### Jason Hanley, Partner

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