

**8<sup>th</sup> FLOOR OFFICE WITH PRIVATE TERRACE AND VIEWS OVER GOLDEN SQUARE | 455 sq ft**



**Location**

4 Golden Square is situated on the northeastern corner of Golden Square. Conveniently located a short walk away from Piccadilly Circus (Piccadilly and Bakerloo lines) and Oxford Circus (Central, Bakerloo and Victoria Line) and the new Crossrail Elizabeth Line at Tottenham Court Road. The property is perfectly located within a short walk to world class bars, restaurants, galleries and hotels such as BobBob Ricard, Folie, Bancone, Zedel, Cricket, The Soho Hotel, The Hirst Gallery - to name but a few. The immediate surrounding area is home to an exciting mix of occupiers, both internationally large & desirably small.

**Description**

4 Golden Square, a mid 20<sup>th</sup> Century office building, was comprehensively refurbished late 2018 to include a unique and stylish modern reception designed to an impeccable specification including a modern 4-person passenger lift, WC's & a large communal roof terrace (as pictured).

The 8<sup>th</sup> floor is presently fitted with the existing tenant's fit out and available as is or in CAT A condition. The floor has a partitioned meeting room, kitchenette and demised roof terrace.

**Floor Areas**

Floor	sq ft	sq m
8 <sup>th</sup> Floor	455	42.27
<b>TOTAL (approx.)</b>	<b>455</b>	<b>42.27</b>


\*Measurement in terms of NIA

**Soho**

Soho is now the creative hub of London's booming media industry and has the densest concentration of restaurants, cafés, clubs and bars in central London and truly represents the vibrant, bustling heart of this amazing city.


Soho is a location roughly bounded by Oxford Street to the north, Charing Cross Road to the east, Leicester Square to the south and Regent Street to the west. London's media industry thrives here with multiple advertising agencies, television and radio studios choosing Soho as their base of operations.

**Jason Hanley, Partner**

 020 7025 1391 / 07904630154

Joint Agents: Neil Proctor / George Brewster at Hanover Green 020 3130 6400

**Olivia Stapleton, Agency Surveyor**

 020 7025 8940

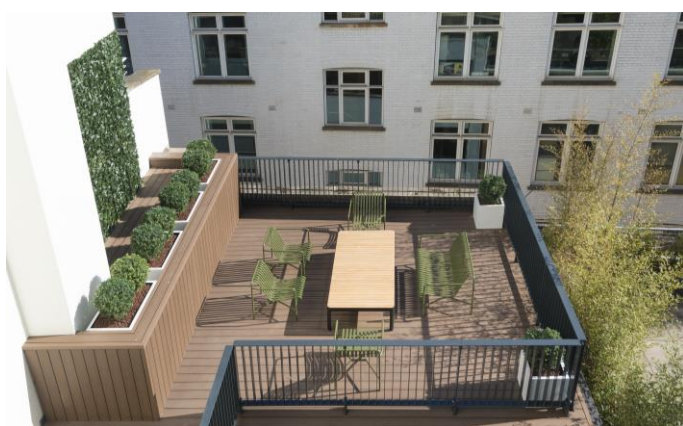
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. 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 September 2023

**4 Golden Square,  
Soho, London W1F 9HT**



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**Terms**

Tenure:	Leasehold
Lease:	A new lease direct from the Landlord
Rent:	£100.00 psf exclusive
Rates:	Estimated at £40.12 psf pax
Service Charge:	£8.91 psf pax (approx.)

**Amenities**

- Fully fitted or CAT A
- Kitchenette
- LED lighting (adjustable)
- Automatic large passenger lift
- VRF comfort cooling
- Large communal roof terrace (4th floor)
- Video entry phone
- Galvanised perimeter trunking
- Ash Amtico style wooden flooring
- Stunning reception / Exceptional natural light
- Superb views of Golden Square

**Jason Hanley, Partner**

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