

Entire 7th Floor, 4 Golden Square,
Soho, London W1F 9HT



“Best in Class” fitted Grade A+ office, with large roof terrace | 625 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 & Bebe, 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 20th 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, new WC's & a large communal roof terrace (as pictured). The 7th floor has an attractive Amtico ash flooring, steel perimeter trunking, new 2 pipe fan coil AC units, pendant dimmable LED lighting, video Entryphone's, plaster ceilings & excellent views.

Floor Areas

Floor	sq ft	sq m
7 th Floor	625	59
TOTAL (approx.)	625	59

*Measurement in terms of NIA



Jason Hanley, Partner

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Olivia Stapleton, Agency Surveyor

📞 020 7025 1390 / 07899 667 988

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 November 2023

Stunning office floor to let with views over Golden Square | 625 sq ft





Terms

Tenure:	Leasehold
Lease:	A new lease direct from the Landlord for 3-5 years +
Rent:	£97.50 psf exclusive (£7,500 per month inclusive)
Rates:	Estimated at £37.00 psf (2023/2024)
Service Charge:	£9.50 psf pax (approx.)
EPC Rating:	C



Amenities

- Fully fitted, furnished and cabled - full Grade A+ Specification
- LED lighting (adjustable)
- Fitted kitchenette with Oven and zip tap
- Meeting room
- 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

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