

4 Golden Square, Soho, London W1F 9HT



1st, 2nd & 8th FLOOR PENTHOUSE OFFICE FLOORS | x2 TERRACES | VIEWS OVER GOLDEN SQUARE | 455, 1,455 & 1,520 sq ft (2,975 sq ft or 3,420 sq ft combined)



Location

Outstanding views over one of London's most desirable Garden Squares. 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 has an impressive & stylish modern reception including a 4-person passenger lift, and a large communal 4th floor roof terrace (as pictured). Fellow tenants include Marc Jacobs (LVMH), drinks company Pomelo & The Official Charts Co (Gallup). The 1st, 2nd & 8th floors are available as either Grade A (unfitted) or Grade A+ (fully fitted) available circa Q1 2025. They are presently fitted with the existing tenant's fit out and potentially are also available "as is". The floors have kitchens and meeting rooms and the 8th floor has a (demised) roof terrace with stunning views of the Square..

Floor Areas

Floor	sq ft	sq m	Available
8 th Floor	455	42.27	Now
2 nd Floor	1,520	141.21	Q1 2025
1 st Floor	1,455	135.17	Q1 2025

TOTAL (approx.)	3,420	318.65	
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Soho

Soho is now the creative hub of London's booming media & fashion & Tech industries 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

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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 October 2024

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1st, 2nd & 8th FLOOR OFFICES | 455 – 3,420 sq ft



Terms

Tenure:	Leasehold
Lease:	A new FR&I lease direct from the Landlord
Rent:	8 th Floor - £125.00 psf exclusive (fully fitted/Grade A+). 1 st & 2 nd Floors - £125 psf exclusive (fully fitted/Grade A+ or consideration may be given to a pre-letting unfitted/Grade A). Or fully managed - £250 psf all inclusive (ex VAT).
Rates:	Estimated at £38 psf pax
Service Charge:	£10 psf pax (approx.)

Amenities

- 8th Floor Grade A+ (fitted) with 1st & 2nd Grade A (or potentially Fully fitted)
- Kitchens
- LED lighting (adjustable)
- Automatic large passenger lift
- VRF comfort cooling
- Large communal roof terrace (4th floor)
- Video entry phones
- Galvanised perimeter trunking
- Ash Amtico style wooden flooring
- Stunning reception / Exceptional natural light
- Superb views of Golden Square

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Gallery

Shows 2nd Floor and communal roof terrace - 4 Golden Square, Soho, London W1

