

**First &/or Eighth Floor, 4 Golden Square,
Soho, London W1F 9HT**



**Grade A+ OFFICE FLOORS | LARGE TERRACE | STUNNING VIEWS OVER GOLDEN SQUARE
1,455 & 455 sq ft (1,910 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 Bob Bob Ricard, 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. The 1st & 8th floors are available as Grade A + (fully fitted and if required fully managed). The 2nd floor was just let. The floors are comprehensively furnished in a bespoke and attractive style with a fully fitted kitchen and large boardroom. The 8th floor also 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	LET
1 st Floor	1,455	135.17	NOW

TOTAL (approx.)	1,910	177.4
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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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www.monmouthdean.com

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 2025

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REFURBISHED 1st & 2nd FLOOR OFFICES | 1,455 & 1,520 sq ft



Terms

Tenure:	Leasehold
Lease:	A new FR&I lease direct from the Landlord
Rent:	1st & 8th Floor £125 psf exclusive (fully fitted/Grade A+) Consideration may be given to a fully managed offering at a rate to be discussed dependent on servicing.
Rates:	Estimated at £36 psf pax
Service Charge:	£14 psf pax (approx.)

Amenities

- Grade A+ (fitted) New Kitchens
- LED Dali lighting (adjustable)
- Automatic large passenger lift
- VRF comfort cooling
- Large communal roof terrace (4th floor) & private terrace on 8th
- Video entry phones
- Galvanised perimeter trunking
- Amtico wooden flooring
- Stunning reception / Exceptional natural light
- Superb views of Golden Square

Jason Hanley, Partner

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Gallery

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

