020 7025 1390
10 Golden Square London W1F 9JA

monmouthdean.com

REFURBISHED AIR COOLED OFFICES
37 GOLDEN SQUARE, SOHO, W1
3,675 SQ FT (341 SQ M)

www.37goldensquare.co.uk

LOCATION

Soho is world renowned as a vibrant location, the spiritual home of all that is best in the creative industries. Immediate neighbours to no. 37 are Sony, M&C Saatchi and absolute Radio, as well as a whole host of other specialist companies. Golden Square lies at the heart of Soho, its immediate amenities in terms of dining, shopping and transport links are unquestionable. Number 37 is situated on the North Eastern corner of the square with Oxford Circus and Piccadilly Circus within close proximity.

DESCRIPTION

The 1st floor is currently being recarpeted and redecorated but is available immediately.

1st Floor (approx.)	3,675 sq ft	(341 sq m)	Under offer

AMENITIES

- Refurbished common parts
- Commissionaire
- Self contained WC's
- Fantastic views over Golden Square
- New air cooling on the 5th
- New air cooling to be installed on the 2nd

TERMS

Lease	New FRI lease to be agreed with mutual rolling bks from December 2013
Rent	£35.00 psf pax
Rates	Estimated £16.00 psf pax
Service Charge	Approximately £7.75 psf pax

VIEWINGS

Strictly by appointment with the joint sole letting agents:-

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Subject to Contract February 2011

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