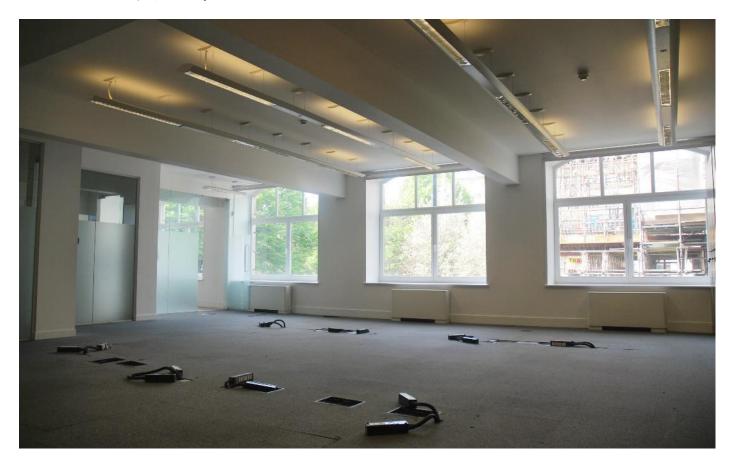
Grafton House 2-3 Golden Square, Soho, London, W1F 9HR



OFFICE TO LET | 2,906 sq ft



Location

Soho, a world renowned vibrant location, is the spiritual home of all that is best in the creative industries. Golden Square lies at its heart with unquestionable amenities in terms of dining, shopping and transport links. Number 2-3 is situated on the Eastern corner of the square and immediate neighbours include Absolute Radio, Sony, M&C Saatchi and The Foundry, as well as a whole host of other specialist companies. Oxford Circus and Piccadilly Circus tube stations are within close proximity.

Description

The 1st floor provides fitted out space with stunning views over Golden Square.

Floor Areas

Floor	sq ft	sq m
1st Floor	2,906	270
TOTAL (approx.)	2,906	270
	*Measurement in terms of NIA	

Paul Dart, Partner

Ø 020 7025 1392

Rebecca Saxon, Associate Partner

Ø 020 7025 1397

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.

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Terms

Tenure: Leasehold

Lease: A sublease until September 2019

Passing Rent: £29.50 psf pax

Estimated at £40.51 psf pa 2018/19 Rates:

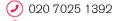
Service Charge: **TBC**

EPC TBC

Amenities

- Fantastic views over Golden Square
- Commissionaire
- Two passenger lifts
- Air conditioned
- Raised floors
- Fitted meeting rooms
- Demised WCs

Paul Dart, Partner



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Subject to Contract July 2018