

# 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.

## Floor Areas

Floor	sq ft	sq m
1st Floor	2,906	270
<b>TOTAL (approx.)</b>	<b>2,906</b>	<b>270</b>

\*Measurement in terms of NIA

## Description

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

**Paul Dart, Partner**

📞 020 7025 1392

**Rebecca Saxon, Associate Partner**

📞 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](http://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 July 2018**

📞 020 7025 1390 🏠 10 Golden Square London W1F 9JA 🏠 41 Lothbury London EC2R 7HG

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

OFFICE TO LET | 2,906 sq ft



## Terms

Tenure:	Leasehold
Lease:	A sublease until September 2019
Passing Rent:	£29.50 psf pax
Rates:	Estimated at £40.51 psf pa 2018/19
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

📞 020 7025 1392  
✉️ pdart@monmouthdean.com

### Rebecca Saxon, Associate Partner

📞 020 7025 1397  
✉️ rsaxon@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](http://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.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

**Subject to Contract July 2018**