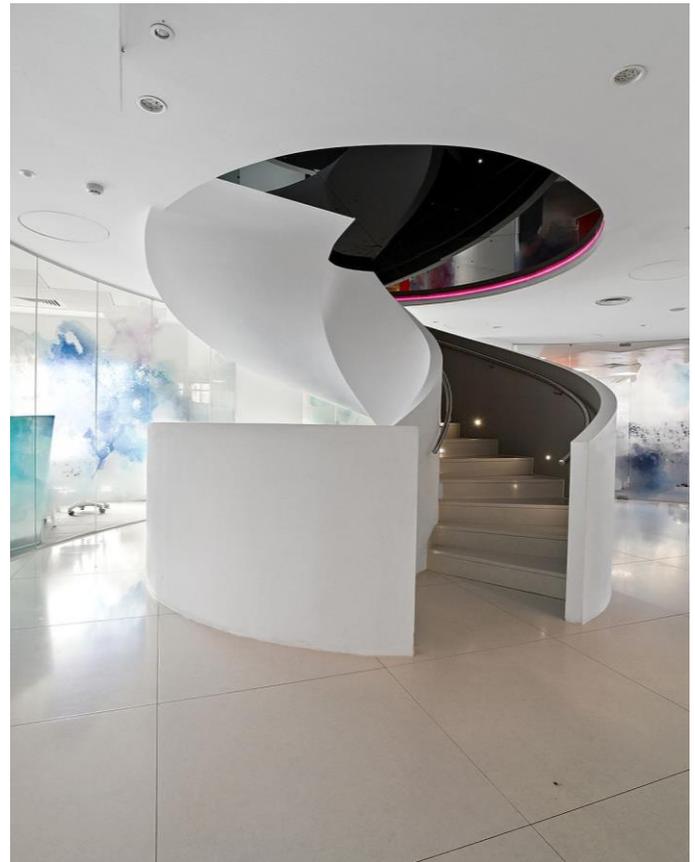


15 Golden Square,
Soho, London, W1F 9JG



STUNNING OFFICE FLOORS TO LET | From 8,807 – 17,702 – 19,255 sq ft

Virtual View <https://my.matterport.com/show/?m=7RARMvqxRdt>



Location

15 Golden Square is a prominent and attractive building in Soho's most prestigious square. It commands the best aspect on the southern facade. Home to some of the worlds best-known occupiers, including M&C Saatchi, Clear Channel and Paramount. As well as moments from legendary restaurants and bars such as Bob Bob Ricard, The Sun & 13 Cantons, The Nordic Bakery and the Wholefoods Store. Golden Square offers the best of Soho and Mayfair. Piccadilly, Green Park and Oxford Circus Stations are a short stroll away. The location offers everything required by a modern business seeking to be in a prestigious, contemporary location.

Description

Architecturally the most attractive building on Golden Square with north light and stunning views. It was rebuilt behind the façade in 2005 by TP Bennett Architects for Benchmark by Grafton. The 2 available floors are presently fitted, in a contemporary & modern style, complete with meeting room suites and canteen/kitchen/bar. At present the 2nd & 3rd floor are connected by an architectural internal "helix" staircase. The specification features all modern occupiers' requirements. The office has excellent AC and natural light and security and facilities. The views over Golden Square are stunning and to rear overlooking AirW1/Twitter etc. Further there are extensive private bike racks & showers.

Jason Hanley, Partner

020 7025 1391 / 07904 630 154

Subject to Contract February 2021

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.**

Floor Areas

Floor	sq ft	sq m
3 rd floor	8,807	818
2 nd floor	8,895	826
Basement	1,553	144
TOTAL (approx.)	19,255	1,788

*Measurement in terms of *NIA and subject to formal measurement

SOHO

Soho is the centre of W1. The creative hub of London's booming Media & Tech industry 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. AI Fresco dining and car free streets are imminent.

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, film, television, radio stations & ".Coms" choosing Soho as their base of operations.

Olivia Stapleton, Graduate Surveyor

020 7025 1390

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4 Golden Square London W1F 9HT

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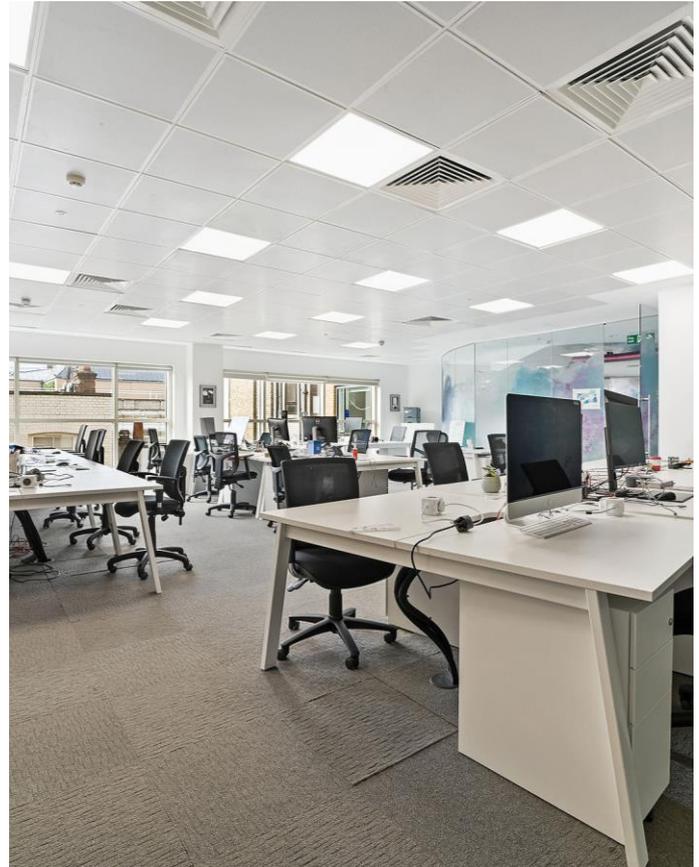
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Terms

Tenure:	Leasehold -
Lease:	A sublease for a term until June 2026. There is also the possibility of a new lease from the Landlord.
Passing Rent:	£65 psf pax on 2 nd & 3 rd floor office area and £15 psf pax on Basement Store
Rates:	Estimated at £42.00 psf pa (2020/21) on principal office area only (not basement store)
Service Charge:	Approximately £10.00 psf pax on office area
EPC Rating:	TBC

Amenities

- The building has a commanding position on Golden Square
- Could be taken fitted & furniture may be available – Or floors can be stripped and as proposed a refurbishment/dilapidations undertaken
- An Internal “Helix” staircase is presently a feature in situ, between floors, yet it is proposed such be removed unless a tenant quickly states interest
- Fully accessible metal tiled raised floor
- Four pipe fan coil air conditioning
- Four feature passenger lifts (2 glass wall climbers)
- Commissionaire(s) and impressive refurbished reception
- 24- hour access and security
- Bike storage, lockers and showers
- Commanding views over Golden Square
- Commanding Location

Jason Hanley, Partner

📞 020 7025 1391 / 07904 630 154

✉️ jhanley@monmouthdean.com

Joint agent : Paul Collins of Collins Commercial

Olivia Stapleton, Graduate Surveyor

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