

SHARED TERRACE | 625 / 700 / 1,325 Sq Ft



Photo of 5<sup>th</sup> floor prior to fit out / almost identical

## Location

4 Golden Square is situated on the north eastern corner of Golden Square next to Absolute Radio, a short walk away from Piccadilly Circus (Piccadilly and Bakerloo lines), Oxford Circus (Central, Bakerloo and Victoria Line) and from late 2021 (estimated) the Elizabeth Line. The property is perfectly located within a short walk to world class bars, restaurants, galleries and hotels such as BobBob Ricard, Folie, Bancone, Zedel, HIX, 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, a mid 20<sup>th</sup> Century office building building was comprehensively refurbished late 2018, to include a unique and stylish modern reception designed to an impeccable specification including a modern 5-person passenger lift, new WC's & a large communal roof terrace (as pictured above). The office floors have an attractive antico style laminate light ash wood flooring, steel perimeter trunking, new 2 pipe fan coil AC units, pendant dimmable LED lighting, video Entryphone's, plaster ceilings & excellent views.

## Floor Areas (each floor is available separately or combined)


Floor	sq ft	sq m
6 <sup>th</sup>	700	65
7 <sup>th</sup>	625	59
<b>TOTAL (approx.)</b>	<b>1,325</b>	<b>123</b>

\*Measurement in terms of NIA

**Jason Hanley, Partner**

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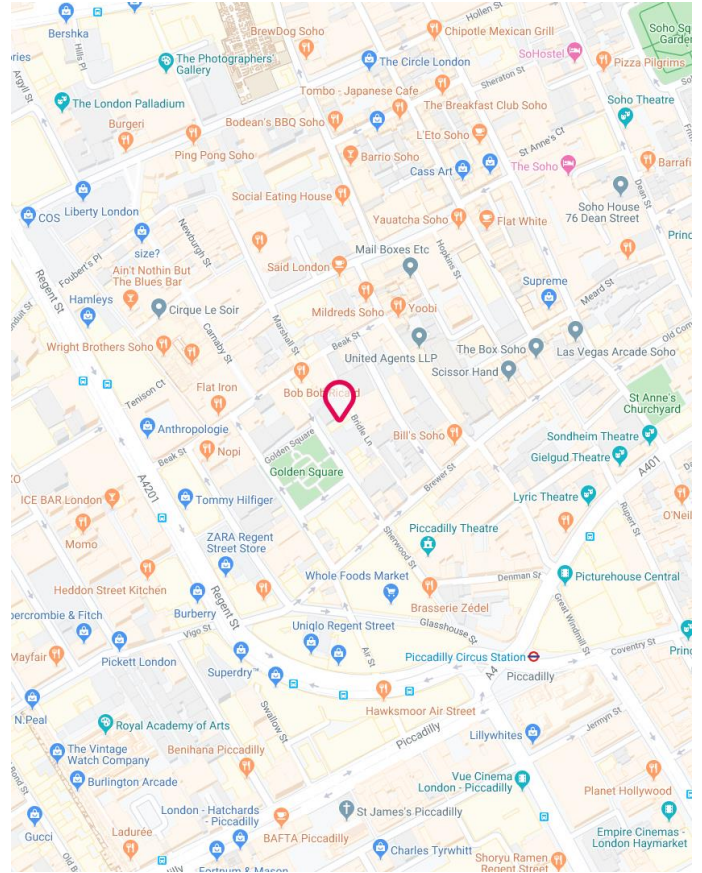
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Subject to Contract August 2021

# 4 Golden Square, Soho, London W1F 9HT



STUNNING OFFICE FLOORS of 625 / 700 or combined 1,325 Sq Ft



## Terms

Tenure:	Leasehold
Lease:	A new lease direct from the Landlord
Rent:	£82.50 psf
Rates:	Estimated at £28 psf (19/20)
Service Charge:	£9.29 psf pax (approx.)
EPC Rating:	C

## Amenities

- LED lighting (adjustable)
- Automatic passenger lift
- VRF comfort cooling
- Communal roof terrace (4th floor)
- Video entry phone
- Perimeter trunking/cabled for small power & data
- Ash Amtico style wooden flooring
- Capped off services for kitchenette
- Stunning reception / Exceptional natural light
- Window blinds installed
- Superb views of Golden Square

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