

4 Golden Square, Soho, London W1F 9HT



"Best in Class" fitted Grade B+ office floors, with shared roof terrace 625 / 700 / 1,325 Sq Ft



Location

4 Golden Square is situated on the northeastern corner of Golden Square. Conveniently located a short walk away from Piccadilly Circus (Piccadilly and Bakerloo lines) and Oxford Circus (Central, Bakerloo and Victoria Line) and the new Crossrail Elizabeth Line at Tottenham Court Road. The property is perfectly located within a short walk to world class bars, restaurants, galleries and hotels such as BobBob Ricard, Folie, Bancone, Zedel, 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 20th 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 4-person passenger lift, new WC's & a large communal roof terrace (as pictured). The office floors have an attractive Amtico ash 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
7 th	625	59
6 th	700	65
TOTAL (approx.)	1,325	123

*Measurement in terms of NIA



Jason Hanley, Partner

📞 020 7025 1391 / 07904630154

Olivia Stapleton, Agency Surveyor

📞 020 7025 8940

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.

Subject to Contract March 2022

📞 020 7025 1390

📍 4 Golden Square London W1F 9HT

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:	7 th floor furnished and fitted - £87.50 psf 8 th floor fitted - £82.50 psf
Rates:	Estimated at £28 psf (19/20)
Service Charge:	£9.29 psf pax (approx.)
EPC Rating:	C

Amenities

- Newly refurbished and decorated with new fitted Kitchens
- Beautifully furnished 7th floor (6th floor could be furnished too)
- LED lighting (adjustable)
- Automatic large passenger lift
- VRF comfort cooling
- Large communal roof terrace (4th floor)
- Video entry phone
- Galvanised perimeter trunking
- Ash Amtico style wooden flooring
- Stunning reception / Exceptional natural light
- Superb views of Golden Square

Jason Hanley, Partner

📞 020 7025 1391 / 07904630154
✉️ jhanley@monmouthdean.com

Olivia Stapleton, Agency Surveyor

📞 020 7025 8940
✉️ ostapleton@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 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 March 2022