

OFFICES TO LET | 10,300 sq ft



### Location

25 Golden Square is a prominent and attractive building on the west side of Soho's most prestigious square. Previously the home to Sony the building is undergoing a substantial refurbishment. Piccadilly Circus (Bakerloo and Piccadilly lines), Green Park (Piccadilly and Victoria lines) and Oxford Circus (Bakerloo, Central and Victoria lines) Stations are a short walk away. The location offers everything required by a modern business seeking to be in a prestigious, contemporary location.

### Floor Areas

Floor	sq ft	sq m	Status
2 <sup>nd</sup> Floor	10,300	937	Available
<b>TOTAL</b>	<b>10300</b>	<b>937</b>	

\*Measurement in terms of NIA tbc following refurbishment

### Description


This excellent office building has undergone a substantial refurbishment and provides new Grade A offices, with stunning views over Golden Square. There will be a large new shared roof terrace on the 6<sup>th</sup> floor for the benefit of the whole building with excellent views over central London. The floors have been refurbished to provide new air conditioning, LED lighting and metal tile raised floors. The entrance to the building has undergone a substantial transformation and provides a large new reception leading to the three glass lifts and large atrium through the building.

#### Soho


Soho is now the creative hub of London's booming media 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.

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, television and radio studios choosing Soho as their base of operations.

Paul Dart Partner

 07502 306 240

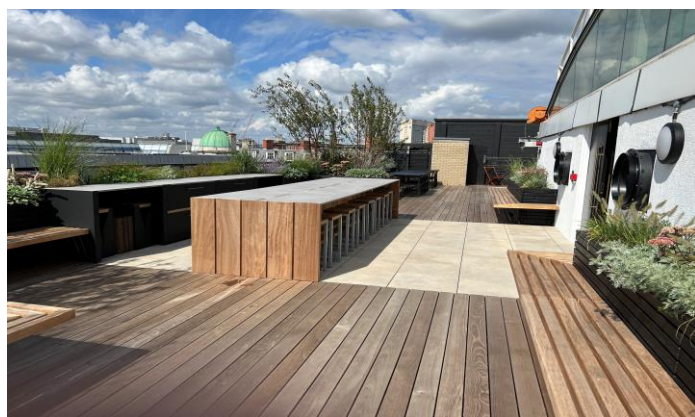
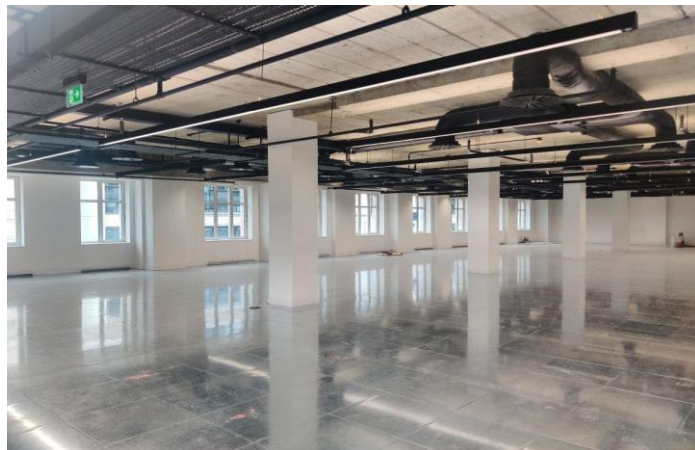
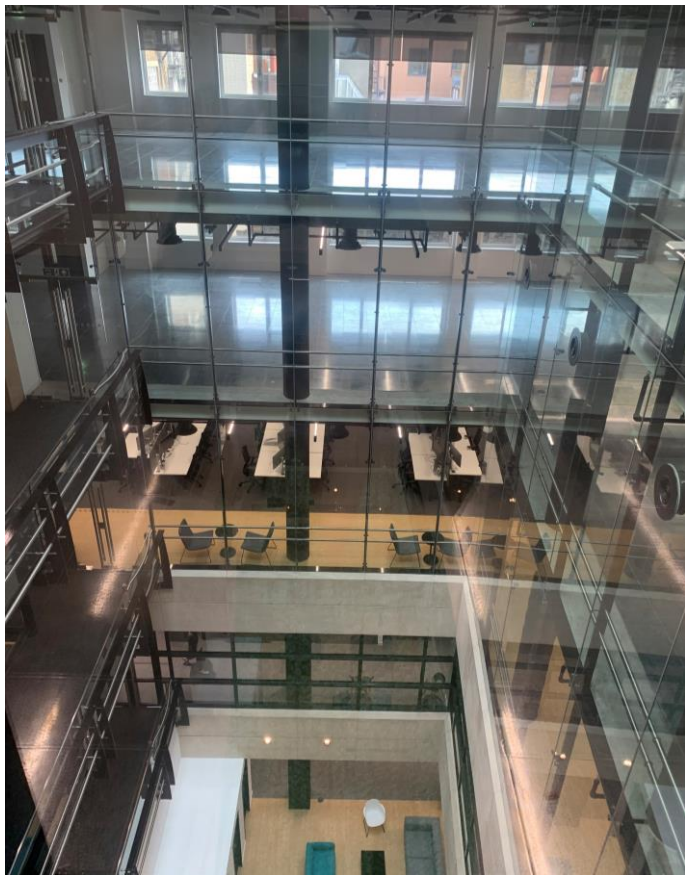
Bert Murray, Partner

 07775 521 102

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 February 2022

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## Terms

Tenure:	Leasehold
Lease:	New leases
Rent:	£97.50 psf pax
Rates:	Estimated at £35.00 psf pa (to be assessed)
Service Charge:	Approximately £11.50 psf pax (2020/21)
EPC	TBC



## Amenities

- Comprehensive refurbishment with 1.6 occupancy
- New roof terrace with view across London
- Impressive new reception
- New exposed air conditioning
- New metal tile raised floors
- New LED lighting
- Bike racks, shower facilities and lockers
- Ability to adapt scheme to incorporate specific occupier requirements
- Excellent natural light
- Three passenger lifts

Paul Dart, Partner

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