

15 Golden Square, Soho, London, W1F 9JG

FULL GRADE A REFURBISHMENT - ENTIRE 3rd FLOOR

WITH BEST VIEW OF GOLDEN SQUARE - 8,895 sq ft net



Location

15 Golden Square is the most attractive building in Soho's most prestigious Golden Square. It commands the southern side. Other resident businesses in the Square are some of the world's best-known occupiers, including M&C Saatchi, Clear Channel, Roxor, Paramount & Northwood Advisors. As well as moments from legendary restaurants & bars such as Bob Bob Ricard & Folie, The Sun & 13 Cantons & the Wholefoods Store. Golden Square offers the best of Soho and Mayfair. Piccadilly & Oxford Circus & Crossrail Stations are also just a short stroll away. The location offers everything required by a modern business seeking a contemporary location & modern office. Thirdspace Gym is also only 100m away.

Description

The 3rd floor offers stunning views to the south (over AirW1) and the North (The Square). It was rebuilt behind the façade in 2005 by TP Bennett Architects for Benchmark by Grafton. The available and vacant 3rd floor will imminently have completed a comprehensive refurbishment to provide "best in class" Grade A open plan office floor available January/February 2023.

The office has excellent AC (new in 2020), natural light, security and modern "end of journey" facilities (bicycle racks/showers etc). Aiming for an EPC of "B" post completion of refurbishment.

Jason Hanley, Partner

📞 020 7025 1391 / 07904 630 154

Joint agent : Paul Collins of Collins Commercial - psc@collcomm.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.

Floor Areas

Floor	sq ft	sq m
3 rd floor	8,895	826.37
TOTAL (approx.)	8,895	826.37

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

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.

Olivia Stapleton, Agency Surveyor

📞 020 7025 8940 / 07899 667 988

Subject to Contract January 2023

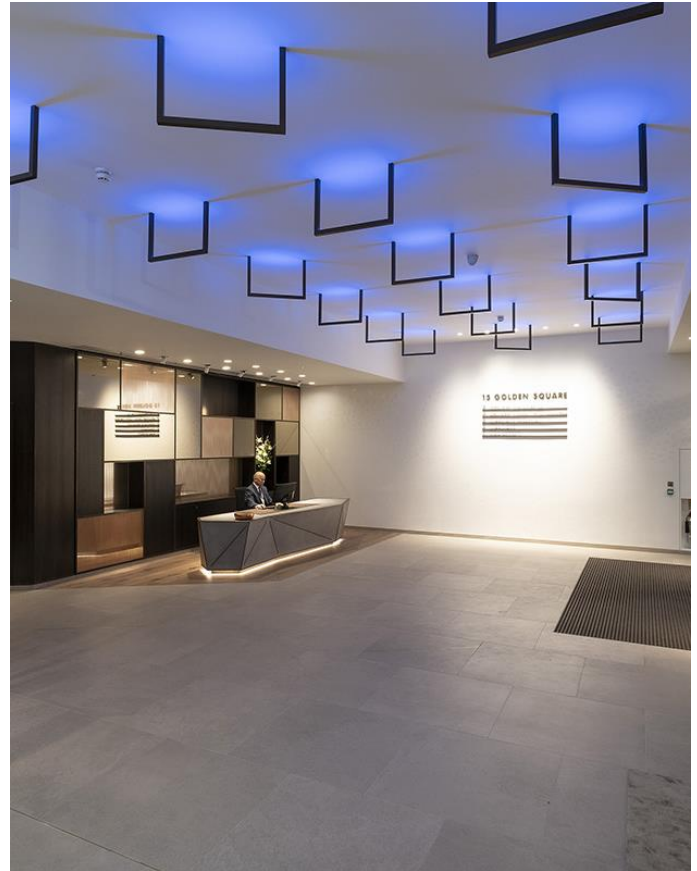
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PRESENTLY FITTED YET PROPOSED IMMIMENT REFURB TO
GRADE A | ENTIRE 3RD FLOOR | 8,895 sq ft



Terms

Tenure/ Condition:	Leasehold. Assignor completes dilaps liabilities prior to completion. Or space can be taken "as is".
Lease:	An assignment to June 2026, without rent review. Potential for a new lease from the Landlord (at market rent). Further space potentially available Q1 2023.
Passing Rent:	Main 3 rd Floor office, passing rental of £88.50 psf pax
Rates:	Estimated at £41.57 psf pa (2022/23)
Service Charge:	Approximately £17.09 psf pax

Amenities

- The building has a commanding position on Golden Square
- Fully accessible metal tiled raised floor
- Four pipe fan coil air conditioning
- Four feature passenger lifts (2 are glass wall climbers)
- Commissionaire(s) and impressive refurbished reception
- 24- hour access and security
- Bike storage, lockers and showers

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