

2-3 Golden Square, Soho

VIRTUAL TOUR



LOCATION



4th Floor Fully Fitted Office Space - 2,763 Sq ft



Location

The building is located in the heart of Soho on the brightest north-east corner of this attractive garden square where a mix of occupiers include M&C -Saatchi, Clear Channel, Absolute Radio & Diageo.

Piccadilly (Piccadilly & Bakerloo) and Oxford Circus (Victoria, Central & Bakerloo) underground Stations are both minutes' walk away. [Google Maps](#)

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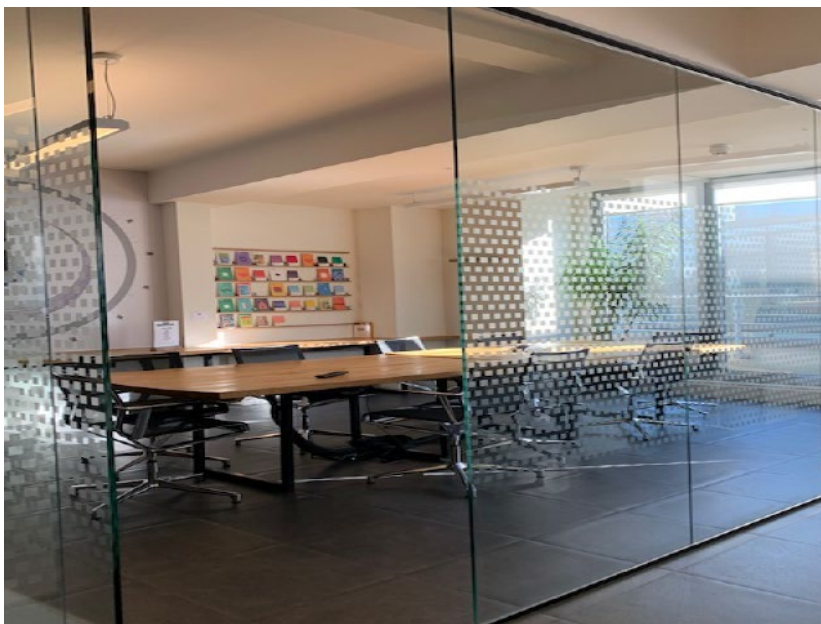


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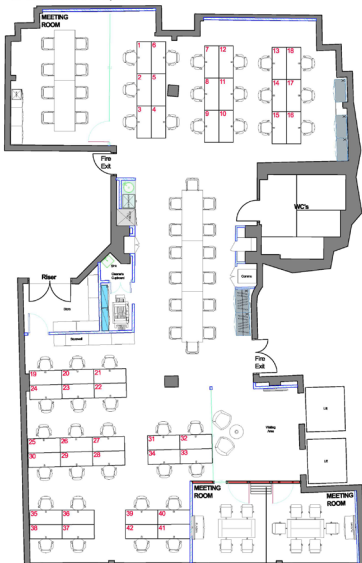
Accommodation

This bright air-conditioned 4th floor benefits from excellent views over Golden Square, in addition to a small terrace at the rear of the floor. Comprising a total net floor area of 2,763 sq ft (256.71m²). The space is arranged mainly open plan including a kitchenette and own male and female WCs.

A virtual tour providing a guide to the current layout is shown on the following link



2 GOLDEN SQUARE



Terms

Lease:

For a term expiring 21st January 2024

Rent:

£232,092 pax (£84.00 per sq ft_

Service Charge:

£10.50 psf estimated

Business Rates:

£35.65 psf estimated

EPC Rating: TBC

Legal Costs:

Each party to be responsible for their respective legal costs.



Amenities

- Refurbished manned entrance
- 2 x 8-person lifts
- Air conditioned
- High quality fit-out
- Terrace
- LED Lighting
- Kitchenette
- Own male & female WCs
- Raised access floor

Viewing strictly by appointment

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