

OFFICES TO LET | UPPER GROUND 7,579 SQFT



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 has undergone 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
Ground floor	7,579	704	Available
TOTAL	7,579	704	

*Measurement in terms of NIA tbc following refurbishment

Description

This excellent office building provides Grade A offices within one of London's desirable squares with added benefit of an amazing shared roof terrace.

The floor benefits from a 4m ceiling height and is currently fitted providing a mixture of open plan desking, meeting rooms, private offices, large boardroom, kitchen and demised wc's.


The entrance to the building provides a large reception leading to the three glass lifts, speed gates, seated meeting area 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

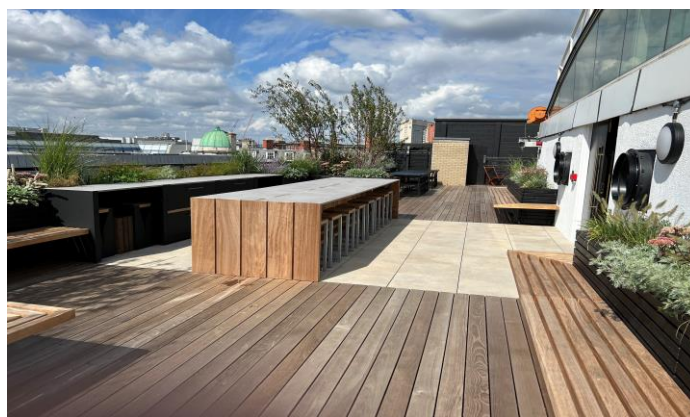
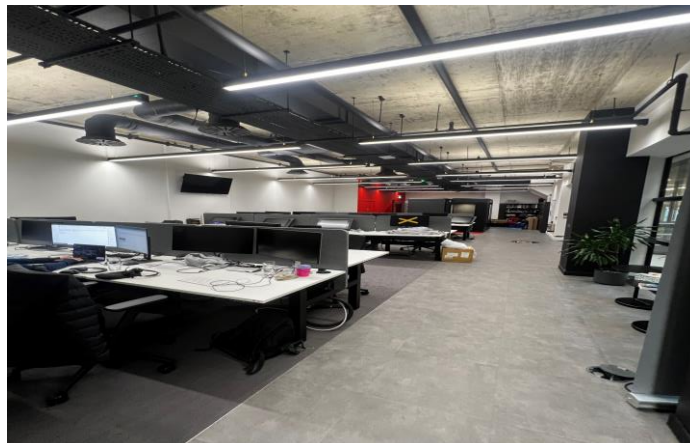
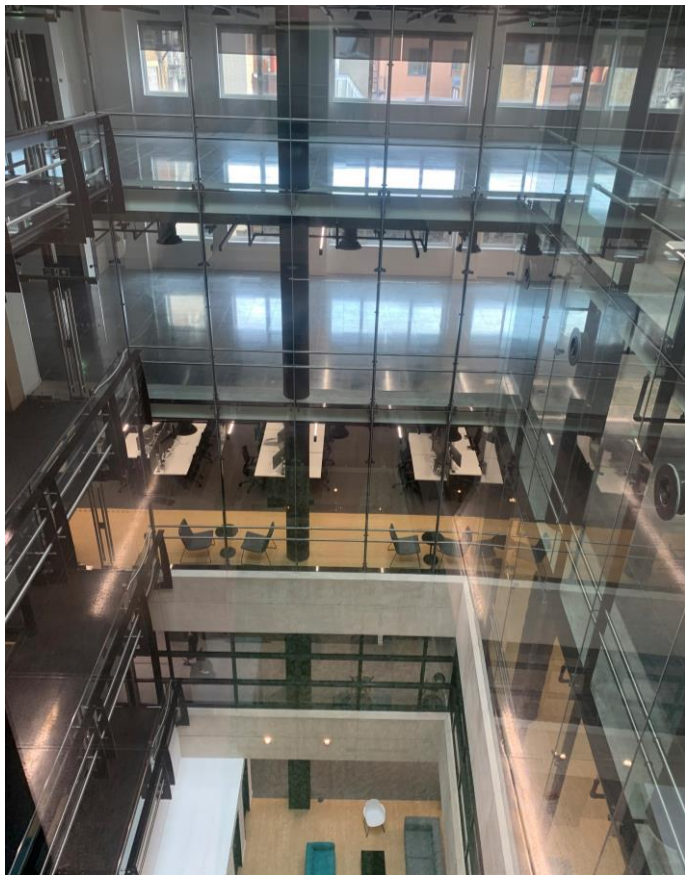
Bert Murray, Partner

 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 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 November 20243

OFFICES TO LET | UPPER GROUND 7,579 SQFT





Terms

Tenure:	Leasehold
Lease:	New lease available
Rent:	£85.00 psf pax
Rates:	Estimated at £36.00 psf pa
Service Charge:	Approximately £17.50 psf pax
EPC	TBC



Amenities

- Amazing communal roof terrace with view across London
- Impressive reception
- Fitted accommodation
- Exposed air conditioning
- 4m floor to ceiling height
- Metal tile raised floors
- New LED lighting
- Bike racks, shower facilities and lockers
- Excellent natural light
- Three glass passenger lifts

Paul Dart, Partner

 07502 306 240
 pdart@monmouthdean.com

Bert Murray, Partner

 07775 521 102
 bmurray@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 November 2024