

# 36 Golden Square Soho, W1F 9EE

Refurbished & Fitted Entire 6th Floor – 2,453 sq ft (227.89 sq m)  
Views over Soho's premier square



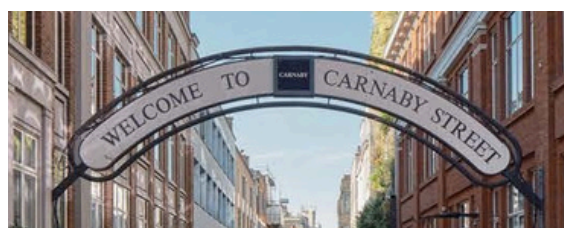




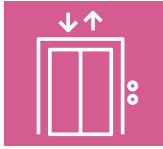
## LOCATION

This prominent, attractive office building is located on the north side of the square, benefitting from the vibrancy of Soho, with its mix of media, tech and financial occupiers.

The building is located a short distance from Piccadilly Circus (Bakerloo & Piccadilly lines), Oxford Circus (Central, Victoria & Bakerloo lines) as well as the Elizabeth line in Hanover Square.



## AMENITIES



Two passenger lifts



Manned Reception



Demised W/Cs



Air Conditioning



Bike Storage



Subsidised Canteen



Fully Furnished space



Stunning Views



## ACCOMMODATION

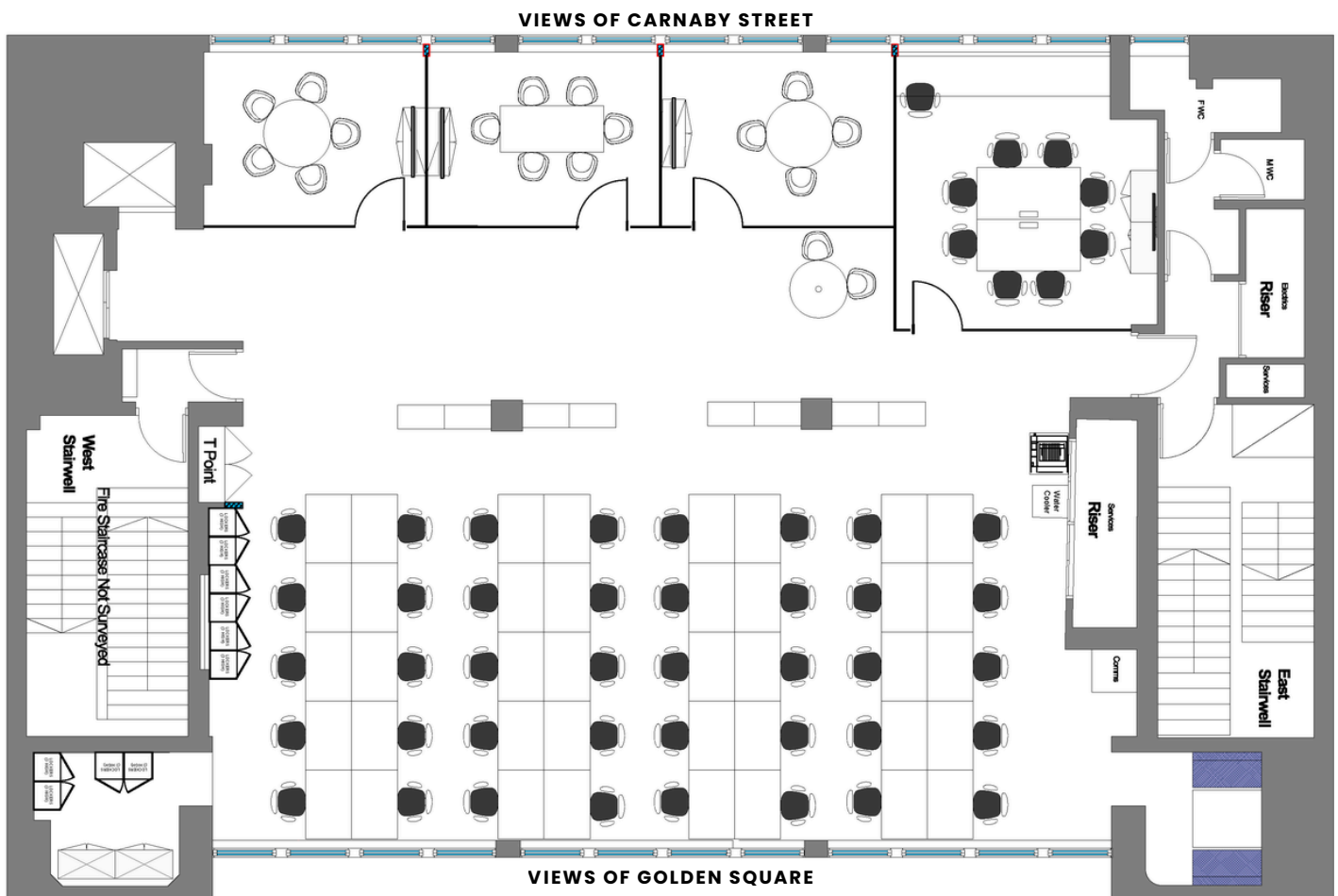
Comprising the entire sixth floor, having a total net floor area of 2,453 sq ft. providing the following:-

40 x Workstations

4 x Meeting Rooms/Individual Offices

NB:- furniture optional

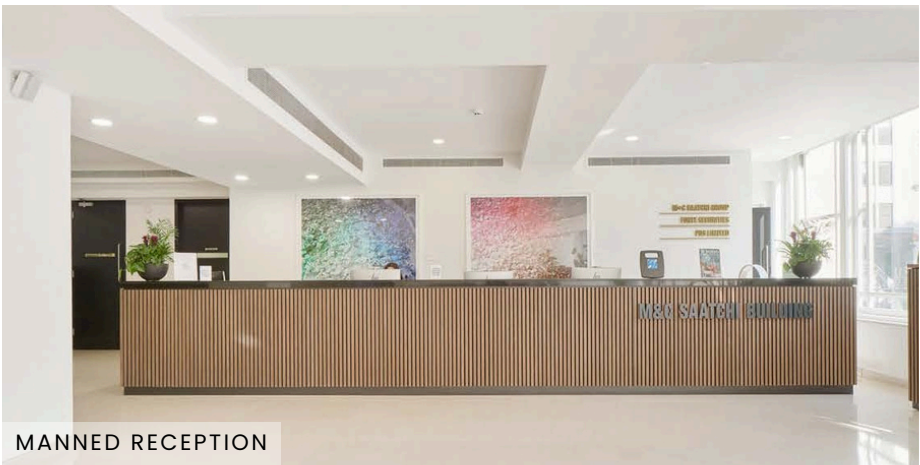
Entire 6th Floor, 36 Golden Square - Current Layout



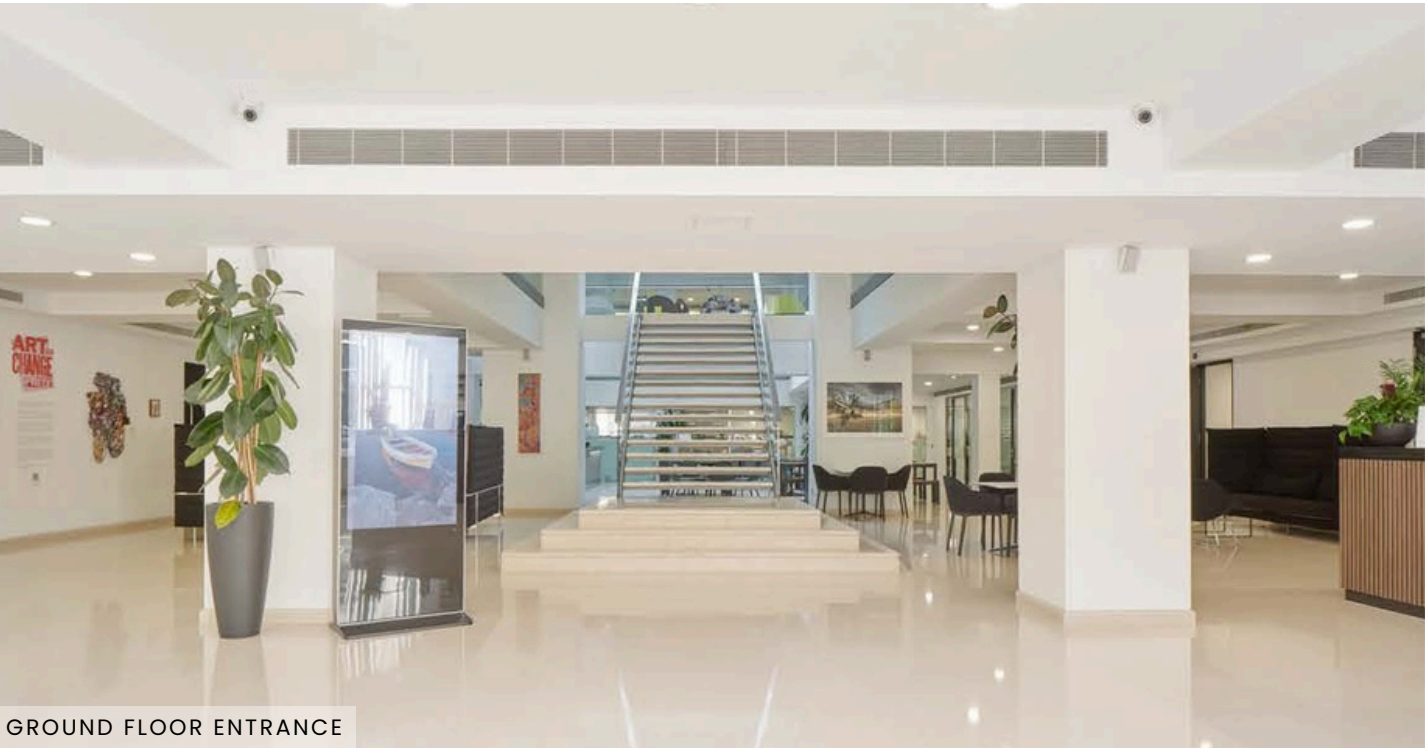
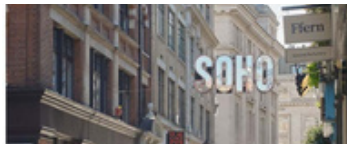




SUBSIDISED CANTEEN

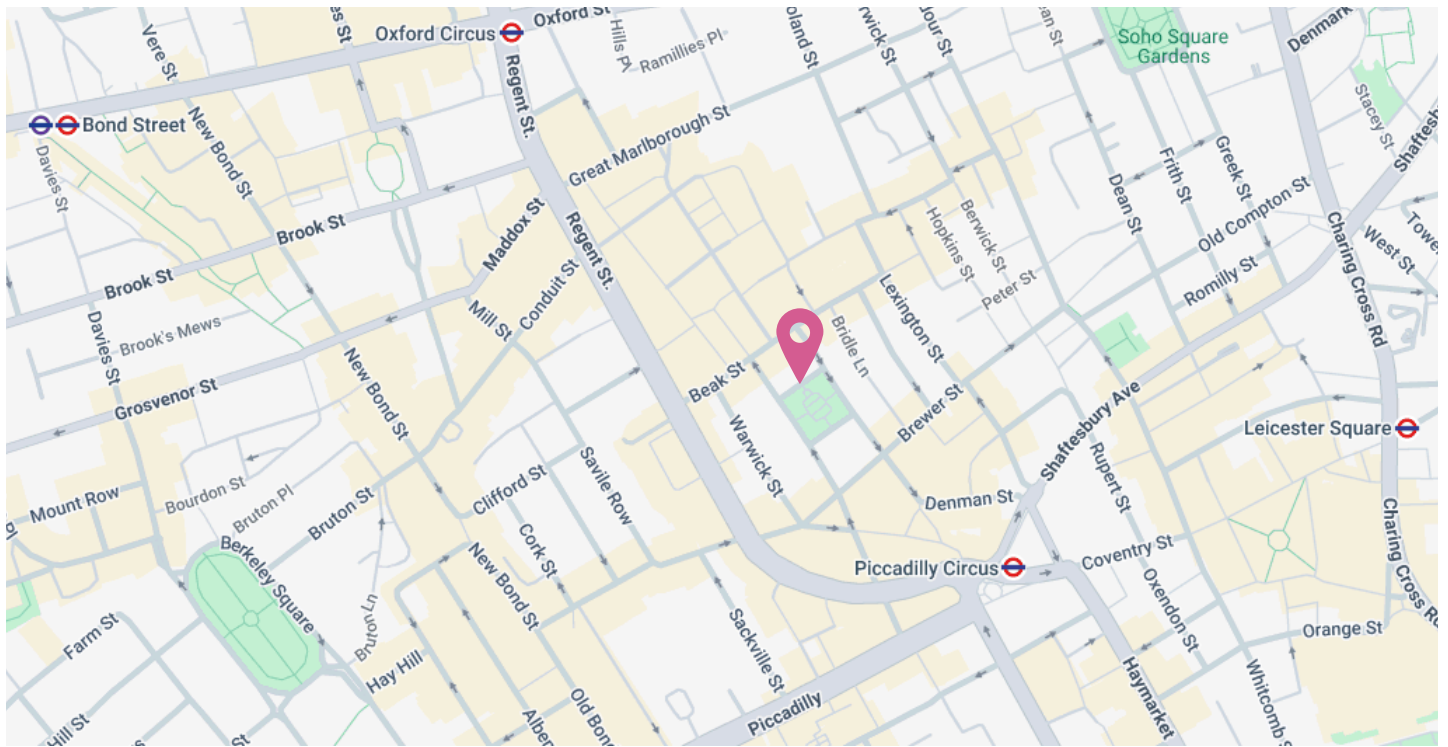


MANNED RECEPTION



GROUND FLOOR ENTRANCE





36 Golden Square is a prominent office building located on the north side of this garden square in the heart of Soho, a location that benefits from an excellent array of retail, restaurants, fine dining and leisure, all within a leisurely walk.

## TERMS

For a term of 2-5 years, outside the provisions of the 54 Act.

Rent: £227,000 pax (£92.54 per sq ft).

Est Business Rates: £110,385 payable (£45.00 per sq ft).

Est Service charge: £46,600 (£19.00 per sq ft).

The furniture as provided is optional.

**For further information or to view, please contact the sole leasing agents Cyril Leonard:**



**Peter Kauffer**

07836 699 012

[peter.kauffer@cyrilleonard.co.uk](mailto:peter.kauffer@cyrilleonard.co.uk)



**Patrick Beech**

07748 596 126

[patrick.beech@cyrilleonard.co.uk](mailto:patrick.beech@cyrilleonard.co.uk)

## MISREPRESENTATION

SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT Cyril Leonard Ltd give notice that (i) these particulars do not constitute, nor constitute any part of, an offer or a contract; (ii) all statements contained in these particulars as to these properties are made without responsibility on the part of Cyril Leonard Ltd (iii) none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact; (iv) any intending purchasers or lessees must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars; (v) the vendors or lessors do not make or give, and neither Cyril Leonard Ltd nor any person in their employment has authority to make or give, any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

September 2026.

First Floor, Balfour House, 46-54 Great Titchfield Street, London W1W 7QA

T: +44 (0)20 7408 2222 | [email@cyrilleonard.co.uk](mailto:email@cyrilleonard.co.uk) | [www.cyrilleonard.co.uk](http://www.cyrilleonard.co.uk)

Cyril Leonard is the trading name of Cyril Leonard Ltd, Registered in England and Wales. Registered No: 9684779.

Registered Office: First Floor, Balfour House, 46-54 Great Titchfield Street, London W1W 7QA, UK. Regulated by RICS.

